BLOCK 52 LOT 5
CITY OF FDNA BEACH

MALTZMAN ROBERT A/PURCHASE ANN L
3149 MORSE HILL
DORSET, VT 05251

**2025**

**00-00-31-1800-0052-0050**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

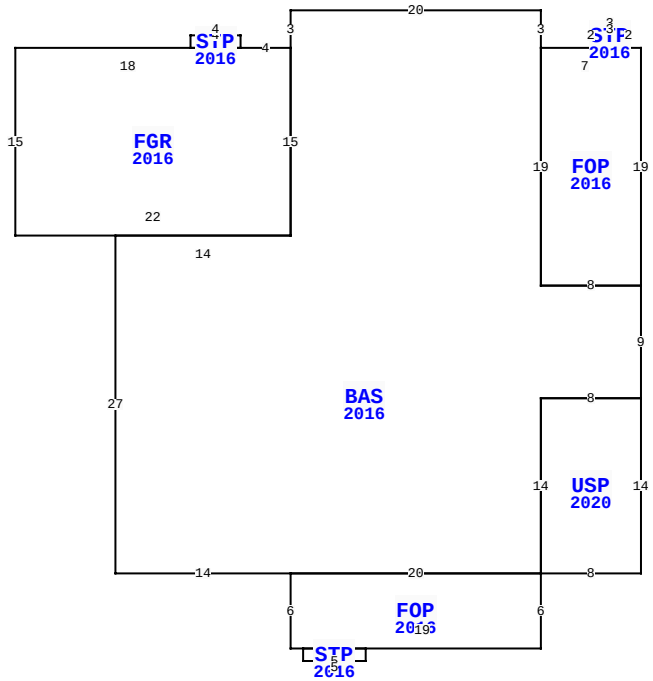
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,350 | 100 | 2016 | 1,350 | 267,898 |
| FGR | 330 | 55 | 2016 | 182 | 36,116 |
| FOP | 120 | 30 | 2016 | 36 | 7,144 |
| FOP | 152 | 30 | 2016 | 46 | 9,128 |
| STP | 4 | 10 | 2016 | 0 | 0 |
| STP | 5 | 10 | 2016 | 0 | 0 |
| STP | 6 | 10 | 2016 | 1 | 199 |
| USP | 112 | 30 | 2020 | 34 | 6,747 |
| TOTALS | 2,079 | | | 1,649 | 327,232 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 1,649 | 130.1520 | 205.64 | 339,100 | 2016 | 2016 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SFR CUST – 0% - 2023 Heated Area: 1350 HX Base Yr




1008 ALACHUA ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/22/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 327,232 |
| TOTAL MARKET OB/XF VALUE | 16,237 |
| TOTAL LAND VALUE - MARKET | 340,000 |
| TOTAL MARKET VALUE | 683,469 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 683,469 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 683,469 |
| TOTAL JUST VALUE | 683,469 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 648,852 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20200059 | ADDITION | 7,610 | 03/20/2020 |
| 20152989 | NEW CONSTR | 173,210 | 12/18/2015 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2562/0735 | 5/09/2022 | WD | Q | I | 01 | 675,000 |
| GRANTOR: KOCH-KOENIG LAURA C | | | | | | |
| GRANTEE: MALTZMAN ROBERT A & | | | | | | |
| 1988/1040 | 6/30/2015 | WD | Q | V | 01 | 62,500 |
| GRANTOR: JACKSON NATHALIE CLAY | | | | | | |
| GRANTEE: KOENIG THOMAS WILLA | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FOP=[YR=2016] W1 STP=[YR=2016] N2 W3 S2 E3 $ W7 BAS=[YR=2016] N3 W20 S3 FGR=[YR=2016] W4 STP=[YR=2016] N1 W4 S1 E4 $ W18 S15 E22 N15$ S15 W14 S27 E14 FOP=[YR=2016] S6 E1 STP=[YR=2016] S1 E5 N1 W5$ E19 N6 W20$ E20 USP=[YR=2020] E8 N14 W8 S14 $ N14 E8 N9 W8 N19$ S19 E8 N19$.

### EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 132.00 | SF | 7.00 | 7.00 | 100 | 2016 | 2016 | 3 | 95 | 878 | |
| 2 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 408.00 | SF | 7.00 | 7.00 | 100 | 2016 | 2016 | 3 | 95 | 2,713 | |
| 3 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 219.00 | SF | 7.00 | 7.00 | 100 | 2016 | 2016 | 3 | 95 | 1,456 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 32.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 95 | 198 | |
| 5 | 0462 | ST/AL FNC | 0 | 0 | 0 | 0 | 816.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 90 | 7,344 | |
| 6 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 120.00 | LF | 32.00 | 32.00 | 100 | 2020 | 2020 | 3 | 95 | 3,648 | |

### LAND DESCRIPTION

TOTAL OB/XF 16,237

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 0 | 0006 | R-2 | 100.00 | 100.00 | 100.00 | FF | | 1.00 | 1.00 | 0.80 | 4,250.00 | 3,400.00 | 340,000 | | | | | | | |

REVIEW DATE 11/23/2020 BY RK Total Acres: 0.00 Total Land Value: 340,000 Market: 0 Agricultural: 0 Common: 340,000 PRINTED 07/30/2025 BY SYS