BLK 230 TRACT B OF LOT 9
CITY OF FDNA BEACH S/D OF
SEC 23-3N-28E UNR

SAELENS WILLIAM R L/E & JOANNE L L/E/
4786 55TH AVE CT
BETTENDORF, IA 52722

2025

00-00-31-1800-0230-09B0

BUILDING CHARACTERISTICS

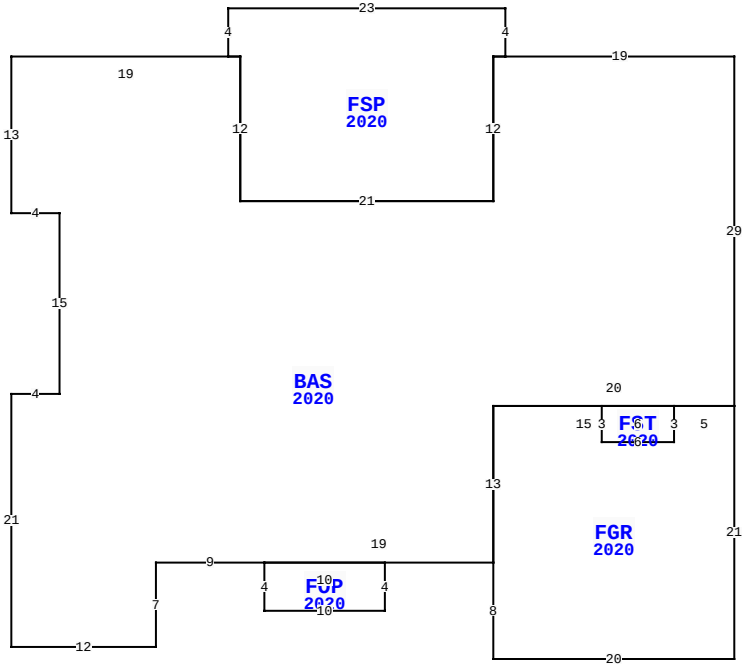
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,032	100	2020	2,032	334,654
FGR	420	55	2020	231	38,044
FOP	40	30	2020	12	1,976
FSP	344	40	2020	138	22,728
FST	18	55	2020	10	1,647
TOTALS	2,854			2,423	399,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,423	126.6650	167.20	405,126	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 0 Heated Area: 2032 HX Base Yr



226 VERNON ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	399,049
TOTAL MARKET OB/XF VALUE	4,383
TOTAL LAND VALUE - MARKET	232,200
TOTAL MARKET VALUE	635,632
SOH/AGL Deduction	105,557
ASSESSED VALUE	530,075
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	530,075
TOTAL JUST VALUE	635,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	573,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190618	NEW CONSTR	273,835	12/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2462/0301	5/13/2021	QC	U	I	11	100
GRANTOR: SAELENS WILLIAM R & J						
GRANTEE: SAELENS BILL & JONI						
2179/0843	2/23/2018	WD	Q	V	02	85,000
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: SAELENS WILLIAM R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 FSP=[YR=2020] N4 W23 S4 E1 S12 E21 N12 E1 $ W1 S12 W21 N12 W19 S13 E4 S15 W4 S21 E12 N7 E9
FOP=[YR=2020] S4 E10 N4 W10 $ E19 FGR=[YR=2020] S8 E20 N21 W5 FST=[YR=2020] S3 W6 N3 E6 $ W15 S13 $ N13 E20 N29 $.

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	0811	CONCRETE B	0	0	0	0	860.00	SF	5.20	5.20	100	2020	2020	3	98	4,383	

LAND DESCRIPTION

TOTAL OB/XF 4,383

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	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	232,200							

REVIEW DATE 09/28/2020 BY RK Total Acres: 0.00 Total Land Value: 232,200 Market: 0 Agricultural: 0 Common: 232,200 PRINTED 07/30/2025 BY SYS