

BLOCK 258 S52 FT OF LOT 4
IN OR 2015/953
CITY OF FDNA BEACH

HITE JAMES & MARGUERITE
236 HOGUE RD
EBENSBURG, PA 15931

2025

00-00-31-1800-0258-0043



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1993	1,176	69,256
FEP	160	80	2006	128	7,538

TOTALS	1,336			1,304	76,794
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0752	USP	0	0	9	24	216.00	SF	37.50	37.50	
2	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	
3	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	
4	1242	WD DECK A	0	0	4	3	12.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0	0006	R-1	52.00	200.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,304	89.9080	89.91	117,243	1930	1970	0	0	0	34.50	65.50	
1 SINGLE FAM - 0% - 0 Heated Area: 1176 HX Base Yr													

308 N 14TH ST, FERNANDINA BEACH	BLD DATE		LGL DATE	05/08/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

L N	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	0752	USP	0	0	9	24	216.00	SF	37.50	37.50	100	1980	1980	3	20	1,620	
2	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1990	1990	3	20	600	
3	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	2006	2006	3	24	1,728	
4	1242	WD DECK A	0	0	4	3	12.00	SF	10.00	10.00	100	1990	1990	3	20	24	

TOTAL OB/XF													3,972	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
6	R-1	52.00	200.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	1		

NASSAU COUNTY PROPERTY														PAGE 1 of 1 2							
VALUATION SUMMARY														STANDARD							
VALUATION BY																					
Tax Group: 2														Tax Dist:							
BUILDING MARKET VALUE														76,794							
TOTAL MARKET OB/XF VALUE														3,972							
TOTAL LAND VALUE - MARKET														180,000							
TOTAL MARKET VALUE														260,766							
SOH/AGL Deduction														64,567							
ASSESSED VALUE														196,199							
TOTAL EXEMPTION VALUE														0							
BASE TAXABLE VALUE														196,199							
TOTAL JUST VALUE														260,766							
NCON VALUE														0							
INCOME VALUE																					
PREVIOUS YEAR MKT VALUE														252,696							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7600	REPAIR/RRF	600	03/25/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2015/0953	11/17/2015	SW	U	I	12	59,000			
GRANTOR:US BANK NATIONAL ASSO									
GRANTEE:HITE JAMES & MARGUE									
2009/0555	10/16/2015	CT	U	I	18	100			
GRANTOR:CLERK OF COURT									
GRANTEE:RESIDENTIAL ASSET M									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W24 S49 E8 FEP=[YR=2006] S10 E16 N10W16\$ E16 N49\$.									