LOT 10
IN OR 2244/1387
SEASIDE PRIVACY HOMES AT

SANDHERR WILLIAM SR & KRISTINA
9379 NORTHGATE DR
ALLISON PARK, PA 15101

2025

00-SB-30-1920-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	05	DIST 1A 100
Quality	04	Quality Level 04

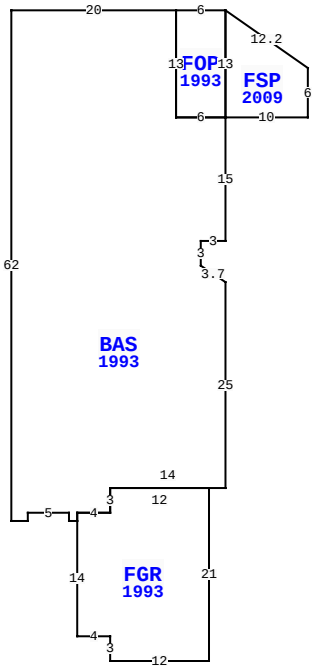
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,457	100	1993	1,457	286,746
FGR	312	55	1993	172	33,851
FOP	78	30	1993	23	4,526
FSP	95	40	2009	38	7,479
TOTALS	1,942			1,690	332,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,690	153.7800	242.97	410,619	1986	1986	0	0	0	19.00	81.00

1 SFR CUST – 0% - 0 Heated Area: 1457 HX Base Yr



5025 SUMMER BEACH BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	332,601
TOTAL MARKET OB/XF VALUE	3,884
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	736,485
SOH/AGL Deduction	196,801
ASSESSED VALUE	539,684
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	539,684
TOTAL JUST VALUE	736,485
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	697,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6548	ADDITION	3,790	06/21/1990
BP 3392	N/A	33,215	05/28/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2244/1387	12/17/2018	WD	Q	I	01	426,000
GRANTOR: WHITE ALAN EDWARD & L						
GRANTEE: SANDHERR WILLIAM R						
2121/1918	5/22/2017	WD	Q	I	02	370,000
GRANTOR: NORRIS JOHN W & LISA						
GRANTEE: WHITE ALAN EDWARD &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2009] U7 L10 FOP=[YR=1993] W6 BAS=[YR=1993] W20 S62 E2 N1 E5 S1E1 FGR=[YR=1993] S14 E4 S3 E12 N21 W12 S3 W4 S1$ N1 E4 N3E14 N25 U2 L3 N3 E3 N15 W6 N13$ S13 E6 N13$ S13 E10 N6$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	58	1,160	
2	0811	CONCRETE B	0	0	0	0	540.00	SF	5.20	5.20	100	1986	1986	3	47	1,320	
3	0810	CONCRETE A	0	0	60	4	240.00	SF	6.50	6.50	100	2010	2010	3	90	1,404	

LAND DESCRIPTION

TOTAL OB/XF 3,884

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 07/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS