

**COURSON MARY J &/DAVIS ANTONIO D**  
97096 MILL POND LN  
FERNANDINA BEACH, FL 32034

**46-3N-28-576A-0006-0000**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

31HARDIE BRD 80

Exterior Wall

16WD FR STUC 20

Roof Structur

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

11CLAY TILE 100

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3100

Bathrooms

2100

Frame

02WOOD FRAME 100

Stories

1.1.100

Units

0100

Occupancy

00NONE 100

Quality

01Quality Level 01

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4021.00

TOTALS

2,416

2,140

266,578

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199919993812,835

20810CONCRETE A010062171,054.00SF6.506.50100199919993755,138

30810CONCRETE A010024372.00SF6.506.5010019991999375351

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSNIT TYPED TDPHT FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000134CRES POND100RSF-10.000.001.00LT1.001.001.001.00125,000.00125,000.00125,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

125,000

Market:

0

Agricultural:

0

Common:

125,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,140107.6040142.04303,966199919990012.3087.70

1 SNGL FAM - 100% - 2019

Heated Area: 1675

HX Base Yr 2019

FEP 2007

BAS 1999

FGR 1999

FOP 1999

BLD DATE

03/03/2023

NW

LGL DATE

05/06/2025

MLU

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2226/0994

9/25/2018

WD

Q

I

01

265,000

GRANTOR:

SABO JOHN

GRANTEE:

COURSON MARY J & AN

2111/0176

4/03/2017

WD

Q

I

01

252,000

GRANTOR:

GRAY DAVID C & LAURA

GRANTEE:

SABO JOHN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W23 FEP=[YR=2007] W25 S12 E15 N3 E10 N9 \$ S9 W10 S3 W27 S32 E16 N5 E6 FOP=[YR=1999] S5 E8 N5 W8 \$ E18 FGR=[YR=1999] S5 E20 N22 W17 S3 W3 S14 \$ N14 E3 N3 E17 N22 \$ .