

BLOCK 24 LOT 5
ESMT OR 1452/156
AMELIA PARK PHASE 2 UNIT 9

SIMONTON MISTY
1921 BLENNERHASSETT HEIGHTS RO
PARKERSBURG, WV 26101

2026

00-00-31-102P-0024-0050



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	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,657	100	2016	1,657	353,537
FGR	500	55	2016	275	58,674
FOP	232	30	2016	70	14,936
FSP	117	40	2016	47	10,028
STP	8	10	2016	1	213
STP	22	10	2016	2	427

TOTALS	2,536			2,052	437,815
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-2	0.00	0.00	40.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,052	133.8876	222.25	456,057	2016	2016	0	0	0	4.00	96.00
1 SFR CUST 0% - 2025 Heated Area: 1657 HX Base Yr												
1631 OLMSTED LN, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2025 MLU												

TOTAL OB/XF 1,920												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	000100	C	RES	0		R-2	0.00	0.00	40.00	FF		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1 2	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		437,815	
TOTAL MARKET OB/XF VALUE		1,920	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		639,735	
SOH/AGL Deduction		0	
ASSESSED VALUE		639,735	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		639,735	
TOTAL JUST VALUE		639,735	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		667,501	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152611	CO ISSUED	0	05/13/2016
20152611	NEW CONSTR	214,200	10/19/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2732/6	8/15/2024	WD	Q	I	01	875,000
GRANTOR: LORICK STEPHANIE J						
GRANTEE: SIMONTON MISTY						
2315/1984	11/01/2019	WD	Q	I	01	515,000
GRANTOR: HARNED SUZANNE						
GRANTEE: LORICK WILLIAM B &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2016] W23 S22 BAS=[YR=2016] S53 E2 FOP=[YR=2016] S8 E9 STP=[YR=2016] S2 E11 N2 W11\$ E20 N8 W29\$ E30 N48 FSP=[YR=2016] N13 STP=[YR=2016] N2 W4 S2 E4\$ W9 S13 E9\$ W9 N6 W6 S1 W17 \$ E17 N1 E6 N21\$.									