

N 31.85' OF LOT 250
IN OR 2132/717
GA FDNA BEACH #2 UNR

KENT RONALD & SUSAN A L/E/
5707 ROYAL CREEK TRL
KINGWOOD, TX 77345-3101

2026

00-00-31-134B-0250-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC 1041.0100					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	654	100	1998	654	70,662
FGR	320	55	1998	176	19,016
FOP	20	30	1998	6	648
FUS	946	100	1998	946	102,211
TOTALS	1,940			1,782	192,536

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	1241	WD DECK G	0	0	8	16	128.00	UT	15.53
3	0819	CONC 12"	0	0	4	5	20.00	SF	9.50

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	0006	R-2	31.00	100.00	31.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0320	01	1,782	117.6000	123.48	220,041	1998	2000	0	0	0	12.50	87.50	
1 TOWNHOUSE 0% - 0 Heated Area: 1600 HX Base Yr													
624 TARPON AVE A, FERNANDINA BEACH													

TOTAL OB/XF 616													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
2	1241	WD DECK G	0	0	8	16	128.00	UT	15.53	15.53	100	1998	1998
3	0819	CONC 12"	0	0	4	5	20.00	SF	9.50	9.50	100	1999	1999

TOTAL OB/XF 616													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
2	1241	WD DECK G	0	0	8	16	128.00	UT	15.53	15.53	100	1998	1998
3	0819	CONC 12"	0	0	4	5	20.00	SF	9.50	9.50	100	1999	1999

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		192,536	
TOTAL MARKET OB/XF VALUE		616	
TOTAL LAND VALUE - MARKET		201,500	
TOTAL MARKET VALUE		394,652	
SOH/AGL Deduction		0	
ASSESSED VALUE		394,652	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		394,652	
TOTAL JUST VALUE		394,652	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		371,521	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122423	REROOF W/30YR SHN	4,000	12/03/2012
972234	NEW CONSTR	0	11/05/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2132/0717	6/29/2017	WD	U	I	11
GRANTOR: KENT RONALD J & SUSAN					
GRANTEE: KENT RONALD & SUSAN					
1398/1386	3/24/2006	WD	Q	I	
GRANTOR: SEWARD GENE P & ANN M					
GRANTEE: KENT RONALD J & SUS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W18 S13 W3 S20 E5 FGR=[YR=1998] S20 E16 N20 W16 \$ E16 N33 \$ PTR= E20 FUS=[YR=1998] E18 S51 W16 N12 FOP=[YR=1998] N4 W5 S4 E5 \$ N4 W5 N20 E3 N15 \$ W20 \$.									