LOT 12
IN OR 434 PG 140
PHOENIX WALK PB 5/55

KNICKER ROBERT W JR & ANN H
2701 W 15TH ST # 561
PLANO, TX 75075

2026

00-00-31-1635-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

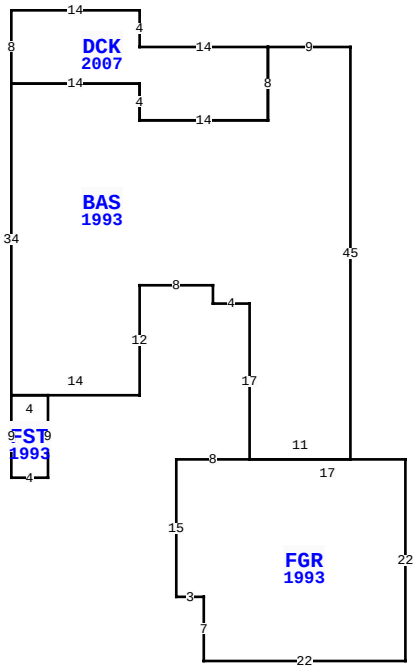
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1074.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,179	100	1993	1,179	157,111
DCK	224	10	2007	22	2,932
FGR	529	55	1993	291	38,778
FST	36	55	1993	20	2,665
TOTALS	1,968			1,512	201,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,512	159.6402	167.62	253,441	1984	1984	0	0	0	20.50	79.50

1 TOWNHOUSE 0% - 0 Heated Area: 1179 HX Base Yr



BLD DATE	03/03/2008 DJJH	LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

23 ZACHARY CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	201,486
TOTAL MARKET OB/XF VALUE	1,803
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	503,289
SOH/AGL Deduction	163,130
ASSESSED VALUE	340,159
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,159
TOTAL JUST VALUE	503,289
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	485,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091045	REPAIR/RRF	2,394	08/06/2009
B983000	REPAIR/RRF	1,500	01/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0434/0140	9/01/1984	WD	U	I		81,200

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 DCK=[YR=2007] W14 N4 W14 S8 E14 S4 E14 N8$ S8 W14 N4 W14 S34 FST=[YR=1993] S9 E4 N9 W4$ E14 N12 E8 S2 E4 S17 FGR=[YR=1993] W8 S15 E3 S7 E22 N22 W17$ E11 N45$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803	

LAND DESCRIPTION

TOTAL OB/XF 1,803

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	000310	C	TOWNHOUSE	0		R-1	39.00	104.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS