

BLOCK 8 ALL OF LOT 22 &
S15 FT OF LOT 21
IN OR 1451/1145

RABON JAMES R & MARGIE
223 EAST CHURCH ST
WHITEVILLE, NC 28472

2026

00-00-31-1800-0008-0220



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	10	ABOVE AVG 100	0500	11	1,834	150.6220	250.03	458,555	1909	2010	0	0	0	7.00	93.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SFR CUST 0% - 0														Heated Area: 1806 HX Base Yr												
Roof Cover	03	COMP SHNGL 100															Tax Group: 2 Tax Dist:												
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 426,456												
Interior Floo	12	HARDWOOD 80															TOTAL MARKET OB/XF VALUE 3,336												
Interior Floo	15	HARDTILE 20															TOTAL LAND VALUE - MARKET 220,000												
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 649,792												
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 179,024												
Bedrooms	5	100															ASSESSED VALUE 470,768												
Bathrooms	2	100															TOTAL EXEMPTION VALUE 0												
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 470,768												
Stories	1.5	1.5 100															TOTAL JUST VALUE 649,792												
Units	0	100	NCON VALUE 0																										
BUD8 Adjustme	02	DIST FB 100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 617,463																										
Quality 03 Quality Level 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM			MKT AREA			01																							
NEIGHBORHOOD/LOC			1005.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	720	100	1993	720	167,420																								
BAS	288	100	2009	288	66,968																								
FOP	72	30	1993	22	5,116																								
FUS	672	100	1993	672	156,259																								
FUS	126	100	2009	126	29,299																								
STR	21	10	2009	2	465																								
STR	45	10	2009	4	930																								
TOTALS			1,944		1,834	426,456																							
EXTRA FEATURES						217 N 3RD ST, FERNANDINA BEACH																							
L N	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	0510	GARAGE WD-	0	0	20	11	220.00	SF	35.00	35.00	100	2007	2007	3	40	3,080													
4	1125	CB/STC 6"	0	0	21	2	42.00	SF	7.35	7.35	100	2005	2005	3	83	256													
TOTAL OB/XF 3,336																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	RES	0	0003	R-2	40.00	100.00	40.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	220,000												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 07/09/2026 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/1145	10/11/2006	WD	Q	I		312,000

GRANTOR: DEGRUELLE ALBERT PAUL
GRANTEE: RABON JAMES R & MAR
1224/1632 4/22/2004 WD Q I 202,500
GRANTOR: MANCARI CARLA
GRANTEE: DEGRUELLE ALBERT P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 STR=[YR=2009] N3W7S3E7Sw7 BAS=[YR=2009] N14W12S24E12N10\$ S10 W12 S22 FOP=[YR=1993] S6 E3
STR=[YR=2009] S5E9N5W9\$E9 N6W12\$ E12 S6 E12 N38\$ PTR=E10S10
FUS=[YR=1993] S28E24 N28W5 FUS=[YR=2009] N6E1N4W12S4W2S6 E13\$W19\$N10 W10\$.