

BLOCK 5 LOT 41  
IN OR 2193/58  
AMERICAN BEACH SUB 1 PB 2/42

WATSON HELEN L/E/  
1837 JULIA STREET  
FERNANDINA BEACH, FL 32034

2023

00-00-30-010A-0005-0410



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 12 CEDAR 50       |
| Exterior Wall            | 19 COMMON BRK 50  |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 60     |
| Interior Wall            | 04 PLYWOOD 40     |
| Interior Floo            | 13 LVT/LAMNT 70   |
| Interior Floo            | 11 CLAY TILE 30   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 2 100             |
| Bathrooms                | 3 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 3. 100            |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

Quality 03 Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 03

NEIGHBORHOOD/LOC 3038.00

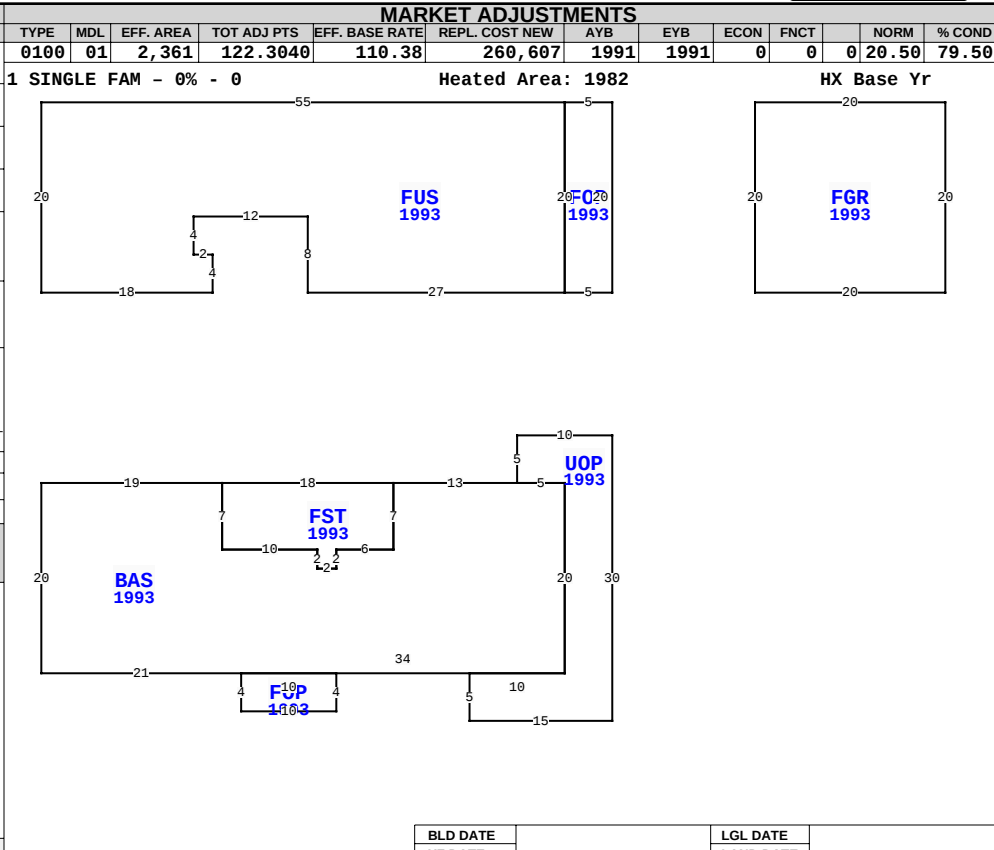
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 970              | 100         | 970          | 85,120               |
| FGR       | 400              | 55          | 220          | 19,306               |
| FOP       | 40               | 30          | 12           | 1,053                |
| FOP       | 100              | 30          | 30           | 2,632                |
| FST       | 130              | 55          | 72           | 6,318                |
| FUS       | 1,012            | 100         | 1,012        | 88,805               |
| UOP       | 225              | 20          | 45           | 3,949                |
| TOTALS    | 2,877            |             | 2,361        | 207,183              |

EXTRA FEATURES

| 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   | 0504       | FP-ELECTRI  | 0       | 0 | 0 | 1.00   | UT | 2,000.00 | 2,000.00       | 100       | 1991    | 1991        | 3 | 72     | 1,440           |       |
| 2   | 0811       | CONCRETE B  | 0       | 0 | 0 | 611.00 | SF | 5.20     | 5.20           | 100       | 1991    | 1991        | 3 | 64     | 2,033           |       |
| 3   | 0825       | BRICK       | 0       | 0 | 0 | 402.00 | SF | 12.50    | 12.50          | 100       | 1991    | 1991        | 3 | 88     | 4,422           |       |
| 4   | 0810       | CONCRETE A  | 0       | 0 | 0 | 15.00  | SF | 6.50     | 6.50           | 100       | 1991    | 1991        | 3 | 64     | 62              |       |
| 5   | 1127       | BRICK 8"    | 0       | 0 | 0 | 468.00 | SF | 5.50     | 5.50           | 100       | 1991    | 1991        | 3 | 88     | 2,265           |       |

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 | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 000100   | C   | SFR                  | 0   |     | RS-2     | 50.00 | 100.00 | 50.00       | FF        |     | 1.00     | 1.00   | 1.00    | 7,500.00   | 7,500.00       | 375,000    |                             |      |         |      |     |    |        |



1837 JULIA ST, FERNANDINA BEACH

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

TOTAL OB/XF 10,222

| 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 | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 000100   | C   | SFR                  | 0   |     | RS-2     | 50.00 | 100.00 | 50.00       | FF        |     | 1.00     | 1.00   | 1.00    | 7,500.00   | 7,500.00       | 375,000    |                             |      |         |      |     |    |        |

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| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 8              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 207,183  |
| TOTAL MARKET OB/XF VALUE  |           | 10,222   |
| TOTAL LAND VALUE - MARKET |           | 375,000  |
| TOTAL MARKET VALUE        |           | 592,405  |
| SOH/AGL Deduction         |           | 172,156  |
| ASSESSED VALUE            |           | 420,249  |
| TOTAL EXEMPTION VALUE     |           | 0        |
| BASE TAXABLE VALUE        |           | 420,249  |
| TOTAL JUST VALUE          |           | 592,405  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 498,083  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| BP 3536    | N/A         | 48,062 | 07/31/1986 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2193/0058                      | 4/16/2018  | QC U      | I   | 11  |        |
| GRANTOR: WATSON WILLIAM & HELE |            |           |     |     |        |
| GRANTEE: WATSON WILLIAM & HE   |            |           |     |     |        |
| 0346/0058                      | 10/01/1981 | WD Q      | V   |     |        |
| GRANTOR:                       |            |           |     |     |        |
| GRANTEE:                       |            |           |     |     |        |

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W5 FUS=[YR=1993] W55 S20 E18 N4 W2 N4 E12 S8 E27 N20 \$ S20 E5 N20 \$ PTR= S35 UOP=[YR=1993] W10 S5 BAS=[YR=1993] W13 FST=[YR=1993] W18 S7 E10 S2 E2 N2 E6 N7 \$ S7 W6 S2 W2 N2 W10 N7 W19 S20 E21 FOP=[YR=1993] S4 E10 N4 W10 \$ E34 N20 W5 \$ E5 S20 W10 S5 E15 N30 \$ N35 \$ PTR= E15 FGR=[YR=1993] E20 S20 W20 N20 \$ W15 \$ .