BLOCK 7 LOT 50
IN OR 2113/832 &
PT OF VACATED PRICE ST

C M BROOKS LLC
809 SHIPWATCH DR
JACKSONVILLE, FL 32225

2023

00-00-30-010A-0007-0500

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

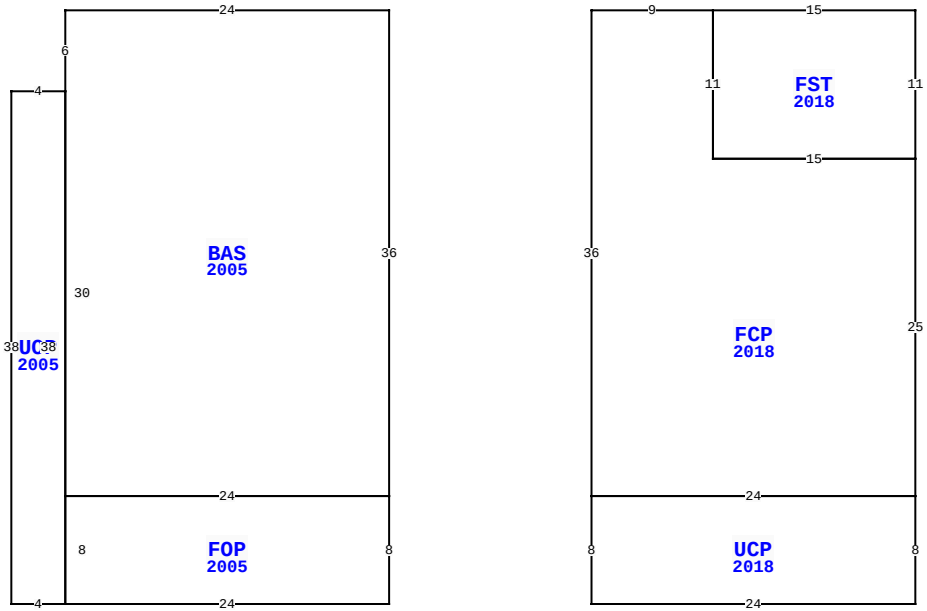
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	114,367
FCP	699	25	175	23,165
FOP	192	30	58	7,677
FST	165	55	91	12,046
UCP	192	20	38	5,030
UOP	152	20	30	3,971
TOTALS	2,264		1,256	166,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,256	121.1600	143.88	180,713	2005	2005	0	0	0	8.00	92.00

1 SNGL FAM – 0% - 0 Heated Area: 864 HX Base Yr



1827 LEWIS ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	166,256
TOTAL MARKET OB/XF VALUE	6,490
TOTAL LAND VALUE - MARKET	487,500
TOTAL MARKET VALUE	660,246
SOH/AGL Deduction	257,650
ASSESSED VALUE	402,596
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	402,596
TOTAL JUST VALUE	660,246
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	532,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17090355	INTERIOR	100,000	10/13/2017
C10235	CO ISSUED	0	09/01/2002
B0210235	NEW CONSTR	67,970	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2113/0832	4/12/2017	WD	Q	I	01	275,000
GRANTOR: BROWN CORRINE & BONNI						
GRANTEE: C M BROOKS LLC						
1651/0919	10/02/2009	WD	U	I	12	170,000
GRANTOR: WILSON JAMES G & DIAN						
GRANTEE: BROWN CORRINE & BON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W24 S6 UOP=[YR=2005] W4 S38 E4 FOP=[YR=2005] E24 N8 W24 S8 $ N38 $ S30 E24 N36$ PTR=E15 FCP=[YR=2018] E9 FST=[YR=2018] E15 S11 W15 N11$ S11 E15 S25 UCP=[YR=2018] S8 W24 N8 E24$ W24 N36$ W15$.

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	0855	CONC PAVER	0	0	0	0	946.00	SF	7.00	7.00	100	2018	2018	3	98	6,490	

LAND DESCRIPTION

TOTAL OB/XF 6,490

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	000100	C	SFR	0		RS-2	65.00	85.00	65.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	487,500							

REVIEW DATE 03/18/2020 BY DJP Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 08/02/2023 BY SYS