BLOCK 18 LOT 9
IN OR 2228/1366
AMERICAN BEACH SUB #2 PB 3/6

PERRY VIVIAN/WAY EVERETTE ET AL
1713 LEONARD ST
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-010B-0018-0090**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 70 |
| Exterior Wall | 08 | WD ON PLY 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 03 | CONC FINSH 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

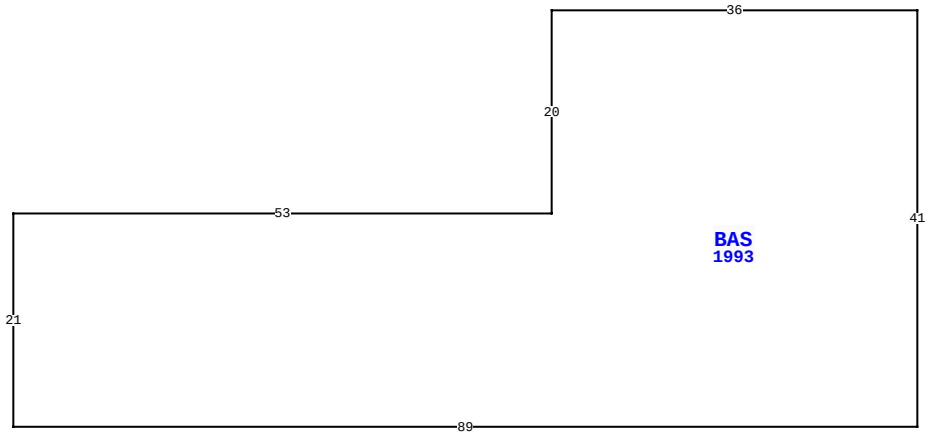
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,589 | 100 | 2,589 | 64,555 |
| TOTALS | 2,589 | | 2,589 | 64,555 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,589 | 64.2240 | 57.96 | 150,058 | 1955 | 1955 | 0 | 20 | 0 | 36.98 | 43.02 |

1 SINGLE FAM – 50% - 2023 Heated Area: 2589 HX Base Yr 2023




1713 LEONARD ST, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 64,555 |
| TOTAL MARKET OB/XF VALUE | | 606 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 265,161 |
| SOH/AGL Deduction | | 19,914 |
| ASSESSED VALUE | | 245,247 |
| TOTAL EXEMPTION VALUE | HA HAB | 50,000 |
| BASE TAXABLE VALUE | | 195,247 |
| TOTAL JUST VALUE | | 265,161 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 200,074 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0310616 | REPAIR/RRF | 9,000 | 01/01/2003 |
| B9906682 | REPAIR/RRF | 0 | 12/01/1999 |
| B9805611 | REMODEL | 5,988 | 12/01/1998 |
| 6823 | CHNGE SRVC | 600 | 07/17/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2228/1365 | 9/19/2018 | FJ | U | I | 11 | 0 |
| GRANTOR: GADSON ROSELLA EST | | | | | | |
| GRANTEE: PERRY VIVIAN & EVER | | | | | | |
| 2003/1801 | 8/27/2015 | QC | U | I | 11 | 100 |
| GRANTOR: WAY ELIPHUS JEROME ET | | | | | | |
| GRANTEE: GADSON ROSELLA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W36 S20 W53 S21 E89 N41 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0810 | CONCRETE A | 0 | 50 | 11 | 4 | 44.00 | SF | 6.50 | 6.50 | 100 | 1995 | 1995 | 3 | 72 | 206 | |
| 4 | 1242 | WD DECK A | 0 | 50 | 0 | 0 | 80.00 | SF | 10.00 | 10.00 | 100 | 2010 | 2010 | 3 | 50 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 606

| 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 | 50 | 0006 | RS-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 200,000 | | | | | | | |

REVIEW DATE 01/11/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS