BLOCK 18 LOTS 10 & 11
IN OR 599 PG 708
AMERICAN BEACH SUB #2 PB 3/6

JONES BOBBI MORGAN
PO BOX 15805
FERNANDINA BEACH, FL 32035

2023

00-00-30-010B-0018-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	01	NONE 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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

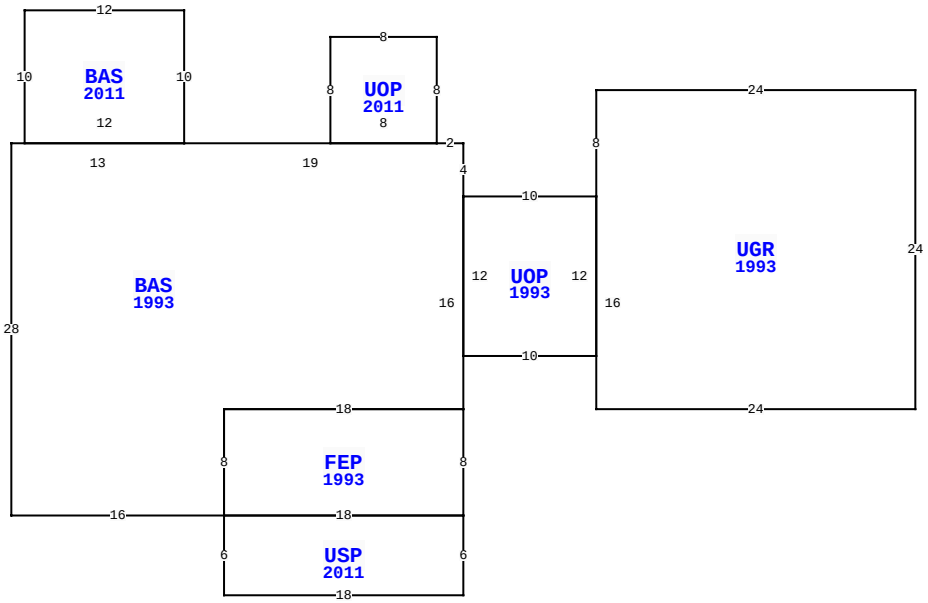
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	808	100	808	34,400
BAS	120	100	120	5,109
FEP	144	80	115	4,896
UGR	576	45	259	11,027
UOP	120	20	24	1,022
UOP	64	20	13	554
USP	108	30	32	1,362
TOTALS	1,940		1,371	58,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,371	87.3600	78.84	108,090	1970	1970	0	0	0	46.00	54.00

1 SINGLE FAM – 100% - 1997 Heated Area: 928 HX Base Yr 1997



1708 JULIA ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		58,369
TOTAL MARKET OB/XF VALUE		1,396
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		459,765
SOH/AGL Deduction		395,206
ASSESSED VALUE		64,559
TOTAL EXEMPTION VALUE	HX HB	39,559
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		459,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6433	ADDITION	4,200	10/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0599/0708	6/12/1990	PR	Q	I		45,000
GRANTOR: ARCHER LENORA P/R						
GRANTEE: JONES BOBBI MORGAN						
0086/0371	1/01/1968	TA	Q	V		1,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 S8 UOP=[YR=1993] W10 BAS=[YR=1993] N4 W2 UOP=[YR=2011] N8 W8 S8 E8$ W19 BAS=[YR=2011] N10 W12 S10 E12$ W13 S28 E16 USP=[YR=2011] S6 E18 N6 FEP=[YR=1993] N8 W18 S8 E18$ W18$ N8 E18 N16 $ S12 E10 N12 $ S16 E24 N24 $.

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	0811	CONCRETE B	0	100	0	0	773.00	SF	5.20	5.20	100	1970	1970	3	22	884	
2	1242	WD DECK A	0	100	0	0	256.00	SF	10.00	10.00	100	2000	2000	3	20	512	

LAND DESCRIPTION

TOTAL OB/XF 1,396

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	100		RS-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000							

REVIEW DATE 01/12/2016 BY DJX Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS