LOT 9
IN OR 2188/1831
REPLAT OF LOT 28

KING CARL E & JOY
2330 FRIENDLY RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-034C-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

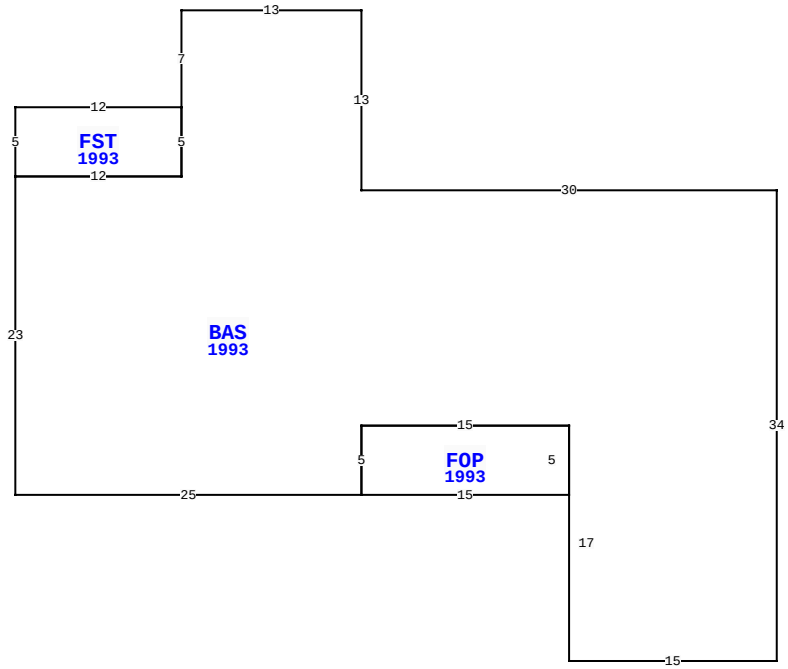
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	1,496	146,794
FOP	75	30	22	2,159
FST	60	55	33	3,238
TOTALS	1,631		1,551	152,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,551	133.0000	120.03	186,167	1961	2001	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 2019 Heated Area: 1496 HX Base Yr 2019



2330 FRIENDLY RD, 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		152,192
TOTAL MARKET OB/XF VALUE		541
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		252,733
SOH/AGL Deduction		86,423
ASSESSED VALUE		166,310
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		116,310
TOTAL JUST VALUE		252,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E984640	CHNGE SRVC	0	03/01/1998
B950318	REPAIR/RRF	2,900	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2188/1831	4/05/2018	WD	Q	I	02	200,000
GRANTOR: JERNIGAN GEORGE A III						
GRANTEE: KING CARL E & JOY						
1191/0106	11/25/2003	WD	U	I	01	52,000
GRANTOR: JERNIGAN GEORGE A & J						
GRANTEE: JERNIGAN GEORGE A I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 N13 W13 S7 FST=[YR=1993] W12 S5 E12 N5$ S5 W12 S23 E25 FOP=[YR=1993] E15 N5 W15 S5$ N5 E15 S17 E15 N34$.

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	520.00	SF	5.20	5.20	100	1961	1961	3	20	541	

LAND DESCRIPTION

TOTAL OB/XF 541

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	194.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000							

REVIEW DATE 02/12/2019 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS