

LOT 12 IN OR 334/161
L/E IN OR 771/1448
THOMAS MANOR PB 3/57

ARMSTRONG LINDA A
2024 BRIDAL RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0860-0012-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 60
Exterior Wall	17 CB STUCCO 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 60
Interior Floor	08 SHT VINYL 40
Air Condition	01 NONE 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
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
BAL	292	15	44	3,606
BAS	364	100	364	29,828
BAS	119	100	119	9,752
BAS	250	100	250	20,487
BAS	644	100	644	52,772
FUS	1,026	100	1,026	84,076
FUS	119	100	119	9,752
UOP	70	20	14	1,147
UOP	14	20	3	246
TOTALS	2,898		2,583	211,663

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,171.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	100	0	0	118.00	SF	6.50	6.50	
4	0510	GARAGE WD-	0	100	28	22	616.00	SF	26.25	26.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	RS-2	100.00	109.00	100.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,583	104.7900	94.57	244,274	1981	1995	0	0	13.35	86.65
1 SINGLE FAM - 100% - 1982 Heated Area: 2522 HX Base Yr 1982											

2024 BRIDAL RD, FERNANDINA BEACH

BLD DATE	04/08/2015	KK	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		211,663	
TOTAL MARKET OB/XF VALUE		7,736	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		319,399	
SOH/AGL Deduction		185,676	
ASSESSED VALUE		133,723	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		83,723	
TOTAL JUST VALUE		319,399	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		316,644	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805536	REMODEL	10,920	11/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0771/1448	9/23/1996	WD U	I	18	
GRANTOR: THOMAS JAMES M & ANN					SALE PRICE
GRANTEE: THOMAS JAMES M & AN					53,000
0334/0161	4/01/1981	WD U	V		1,900
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2009] W10 BAS=[YR=2009] W23 BAS=[YR=1993] W13 BAS=[YR=2009] W7 S17 E7 N17\$ S28 E13N28\$ S28 E23 N28\$ S25E10N1 UOP=[YR=2009] E2N7W2S7\$ N24 \$ PTR= E10 FUS=[YR=2009] E7 FUS=[YR=1993] E36 BAL=[YR=2009] E10 S25 D8 L12 UOP=[YR=1993] W14 N5 E14 S5\$ N5 E2 N28\$ S28 W22 D3 L2 W4 U3 L2 W6 N28\$ S17 W7 N17\$ W10\$.											

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