BLOCK 25 LOT 5
IN OR 2394/1771
ASKINS OCEAN CITY PB O/51

SIDMAN SIBYL CELESTE M TRUST/SIDMAN SIBYL CELESTE
480 CROSSWIND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1040-0025-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

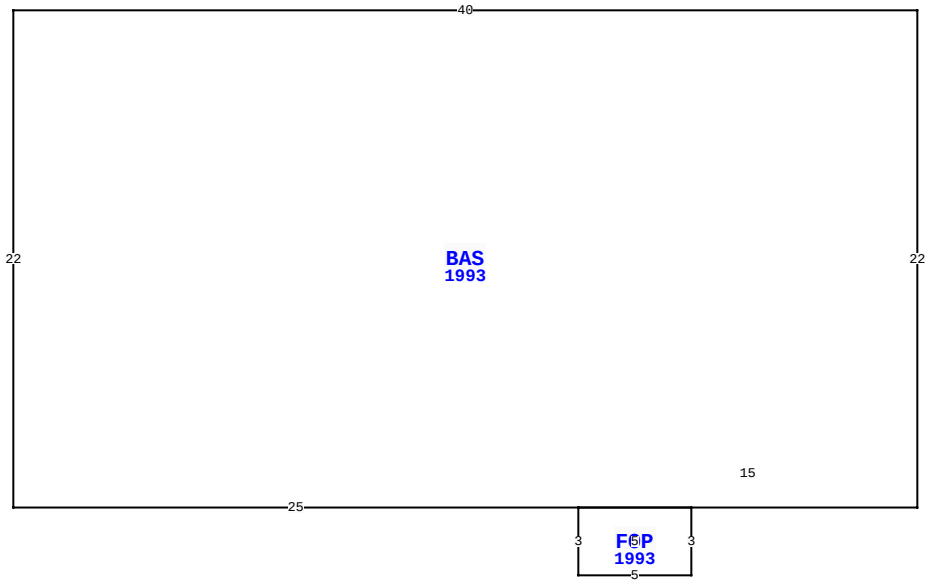
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	880	119,607
FOP	15	30	4	544
TOTALS	895		884	120,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	884	110.2680	157.13	138,903	1940	1995	0	0	0	13.50	86.50

1 SFR CUST – 0% - 0 Heated Area: 880 HX Base Yr



1100 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	120,151
TOTAL MARKET OB/XF VALUE	4,231
TOTAL LAND VALUE - MARKET	750,000
TOTAL MARKET VALUE	874,382
SOH/AGL Deduction	10,505
ASSESSED VALUE	863,877
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	863,877
TOTAL JUST VALUE	874,382
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	879,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111019	XFOB	12,000	06/22/2011
20070827	H/AC	0	05/11/2007
20070216	REPAIR/RRF	5,590	02/06/2007
20070183	REMODEL	14,250	01/31/2007
20070037	ELEC OTHER	1,000	01/08/2007
991223	ELEC OTHER	3,250	09/09/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2394/1771	9/23/2020	WD	Q	I	01	810,000
GRANTOR: SETTLE W VINCENT III						
GRANTEE: SIDMAN SIBYL C M TR						
2307/0900	9/16/2019	QC	U	I	11	100
GRANTOR: SETTLE W VINCENT III						
GRANTEE: MCGAHEE MILDRED "MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S22 E25 FOP=[YR=1993] S3 E5 N3 W5 $ E15 N22 $.

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	1242	WD DECK A	0	0	0	0	502.00	SF	10.00	10.00	100	2011	2011	3	55	2,761	
2	0820	WOOD WALK	0	0	4	25	100.00	SF	11.75	11.75	100	2011	2011	3	40	470	
3	1076	TRELLIS A	0	0	14	14	196.00	SF	7.50	7.50	100	2011	2011	3	68	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,231

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	000120	C	SFR OCN FT	0	0006	R-1	50.00	70.00	50.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	750,000							

REVIEW DATE 04/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/02/2023 BY SYS