BLOCK H LOT N1/2 OF 4
IN OR 809/1338
ATLANTIC HIGHLANDS SUB

GRADDY SHERRY A/BENNER WAYNE W
6515 NW 77TH STREET
GAINESVILLE, FL 32653

2023

00-00-31-1060-000H-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 80
Roof Cover	04	BUILT-UP 20
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 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	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

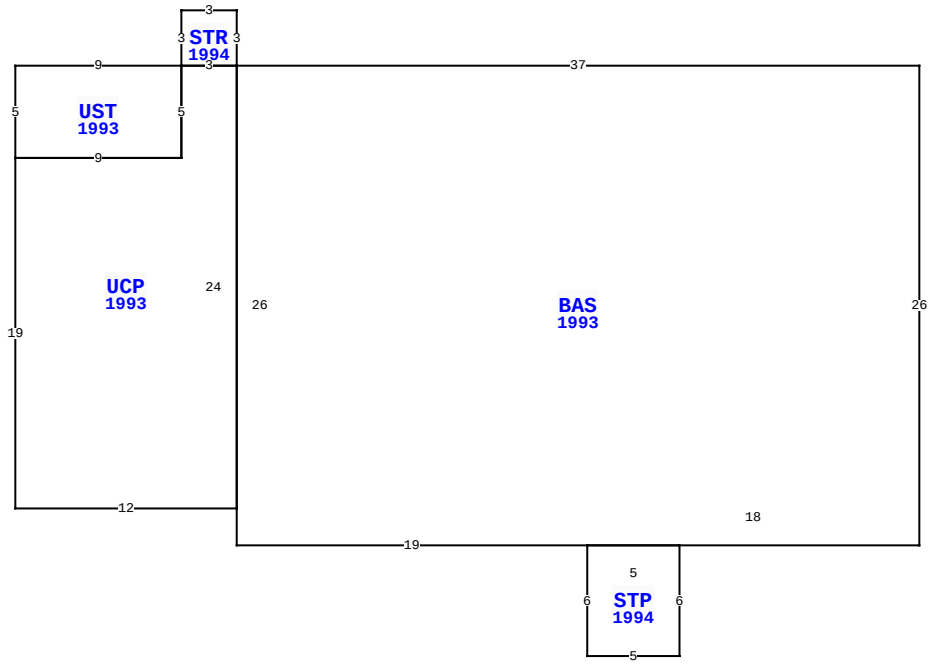
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	962	100	962	74,684
STP	30	10	3	233
STR	9	10	1	78
UCP	243	20	49	3,804
UST	45	45	20	1,553
TOTALS	1,289		1,035	80,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,035	106.9200	96.50	99,878	1955	1995	0	0	0	19.55	80.45

1 SINGLE FAM – 0% - 0 Heated Area: 962 HX Base Yr



107 N 19TH ST, 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	80,352
TOTAL MARKET OB/XF VALUE	458
TOTAL LAND VALUE - MARKET	233,750
TOTAL MARKET VALUE	314,560
SOH/AGL Deduction	126,996
ASSESSED VALUE	187,564
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,564
TOTAL JUST VALUE	314,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0809/1338	10/15/1997	WD	U	I	01	4,300
GRANTOR: BENNER WAYNE W						
GRANTEE: BENNER WAYNE W & SH						
0068/0417	1/01/1966	TA	U	I		10,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37STR=[YR=1994] N3W3S3E3$ UCP=[YR=1993] W3
UST=[YR=1993] W9 S5 E9N5$ S5 W9 S19 E12 N24 $ S26 E19
STP=[YR=1994] S6E5N6W5$ E18N26$.

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	0810	CONCRETE A	0	0	0	0	280.00	SF	6.50	6.50	100	1955	1955	3	20	364	
2	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	100	1955	1955	3	20	94	

LAND DESCRIPTION

TOTAL OB/XF 458

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	0	0006	R-1	68.00	137.00	1.00	LT		1.00	1.00	0.85	275,000.00	233,750.00	233,750							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 233,750 Market: 0 Agricultural: 0 Common: 233,750 PRINTED 08/02/2023 BY SYS