

BLOCK 0 LOT S 91 FT OF 3
IN OR 728 PG 1465
ATLANTIC HIGHLANDS SUB

TOBIAS JAMES S
202 N 18TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-0000-0032



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 100		
Roof Structur	01	FLAT 100		
Roof Cover	04	BUILT-UP 100		
Interior Wall	03	PLASTER 100		
Interior Floop	09	PINE WOOD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
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	1,940	100	1,940	139,620
FOP	15	30	4	288
TOTALS	1,955		1,944	139,907

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,944	100.9400	91.10	177,098	1947	1980	0	0	21.00	79.00
1 SINGLE FAM - 100% - 1996 Heated Area: 1940 HX Base Yr 1996											
BAS 1993											
FOP 1993											

NASSAU COUNTY PROPERTY										PAGE 1 of 2		2	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 2					Tax Dist:								
BUILDING MARKET VALUE										154,361			
TOTAL MARKET OB/XF VALUE										3,414			
TOTAL LAND VALUE - MARKET										225,000			
TOTAL MARKET VALUE										382,775			
SOH/AGL Deduction										233,272			
ASSESSED VALUE										149,503			
TOTAL EXEMPTION VALUE					HX		HB		WR		55,000		
BASE TAXABLE VALUE										94,503			
TOTAL JUST VALUE										382,775			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										335,128			
PERMIT NUM				DESCRIPTION				AMT			ISSUED		
20190220				GARAGE				27,000			04/24/2019		
20062476				REPAIR/RRF				8,400			11/06/2006		
BP4160				N/A				3,500			02/10/1987		
SALES DATA													
OFF RECORD Number			DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
0728/1465			5/01/1995		WD	Q	I		88,000				
GRANTOR: BLACKWELDER LYNETTE B													
GRANTEE: TOBIAS JAMES S & PA													
0535/0082			1/19/1988		WD	U	I	01	100				
GRANTOR: BLACKWELDER GENE & L													
GRANTEE: BLACKWELDER LYNETTE													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W4 N15 W14 N5 W14 S3 W20 S4 W15 S23 E15 S5 E21													
FOP=[YR=1993] E5 N3 W5S3\$ N3 E5 S3 E26 N15\$.													

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