BLOCK P S45 1/2 FT OF LOT 1
N 45 1/2 FT OF LOT 4
OR 291 PG 728

INGRASCI LILLI M
1311 CREST DRIVE
ENCINITAS, CA 92024

2023

00-00-31-1060-000P-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

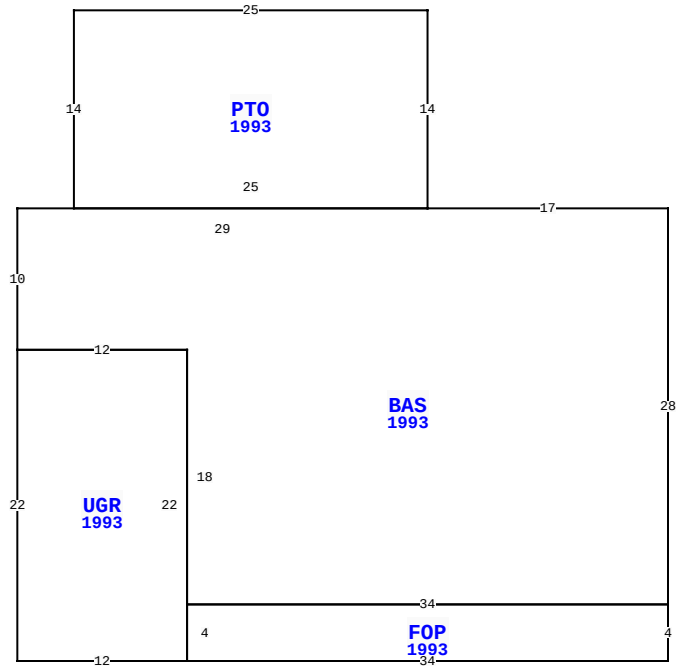
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	08	WD ON PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,072	100	1,072	82,499
FOP	136	30	41	3,155
PTO	350	5	18	1,385
UGR	264	45	119	9,158
TOTALS	1,822		1,250	96,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,250	110.0280	99.30	124,125	1967	1980	0	0	0	22.50	77.50

1 SINGLE FAM – 0% - 0 Heated Area: 1072 HX Base Yr



213 N 18TH 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	96,197
TOTAL MARKET OB/XF VALUE	365
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	321,562
SOH/AGL Deduction	122,259
ASSESSED VALUE	199,303
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,303
TOTAL JUST VALUE	321,562
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6358B	REPAIR/RRF	1,500	01/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0291/0728	5/01/1979	WD	Q	I		32,500
GRANTOR:						
GRANTEE:						
0152/0673	1/01/1973	WD	Q	I		22,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 PTO=[YR=1993] N14 W25 S14 E25$ W29 S10 UGR=[YR=1993] S22 E12 FOP=[YR=1993] E34 N4 W34 S4$ N22 W12$ E12 S18 E34 N28$.

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	281.00	SF	6.50	6.50	100	1967	1967	3	20	365	

LAND DESCRIPTION

TOTAL OB/XF 365

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	91.00	137.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 03/26/2018 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS