BLOCK Q LOT E 100 FT OF 3
IN OR 297/365
ATLANTIC HIGHLANDS SUB

LENAHAN DONALD G & CAROLYN
1620 CALHOUN ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-0000-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

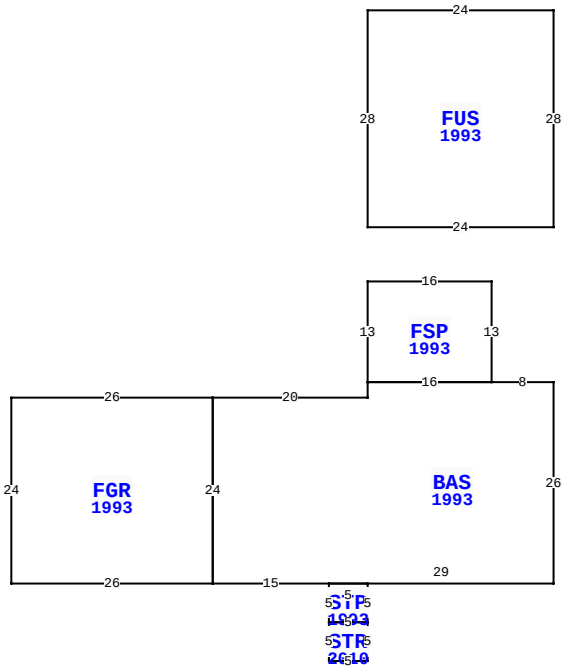
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,104	100	1,104	87,699
FGR	624	55	343	27,247
FSP	208	40	83	6,593
FUS	672	100	672	53,383
STP	25	10	2	158
STR	25	10	2	158
TOTALS	2,658		2,206	175,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,206	106.6240	96.23	212,283	1978	1995	0	0	0	17.45	82.55

1 SINGLE FAM – 100% - 1980 Heated Area: 1776 HX Base Yr 1980



1620 CALHOUN 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		175,240
TOTAL MARKET OB/XF VALUE		5,028
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		405,268
SOH/AGL Deduction		261,121
ASSESSED VALUE		144,147
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		94,147
TOTAL JUST VALUE		405,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121749	RE-ROOF	6,000	08/27/2012
20102024	DECK REPLACED	6,788	11/29/2010
20051510	REMODEL	7,000	04/04/2005
7234	REPAIR/RRF	2,700	07/31/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0297/0365	8/01/1979	WD	Q	I		67,500
GRANTOR:						
GRANTEE:						
0283/0622	1/01/1979	MS	U	V		17,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FSP=[YR=1993] N13 W16 S13 E16 $ W16 S2 W20
FGR=[YR=1993] W26 S24 E26 N24 $ S24 E15 STP=[YR=1993]
S5STR=[YR=2010] S5E5N5W5$ E5 N5 W5 $ E29 N26 $ PTR= N20
FUS=[YR=1993] N28 W24 S28 E24 $ S20$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1978	1978	3	44	880	
2	0810	CONCRETE A	0	100	0	0	1,122.00	SF	6.50	6.50	100	1978	1978	3	30	2,188	
3	1242	WD DECK A	0	100	14	28	392.00	SF	10.00	10.00	100	2010	2010	3	50	1,960	

LAND DESCRIPTION

TOTAL OB/XF 5,028

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	100	0006	R-1	100.00	137.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 11/08/2017 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS