

BLOCK 6 LOT 6
IN OR 1985/1447
BUCKS FDNA BEACH #2 PB 3/17

SHOWALTER NELSON MATTHEW
2387-B 1ST AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-114B-0006-0060

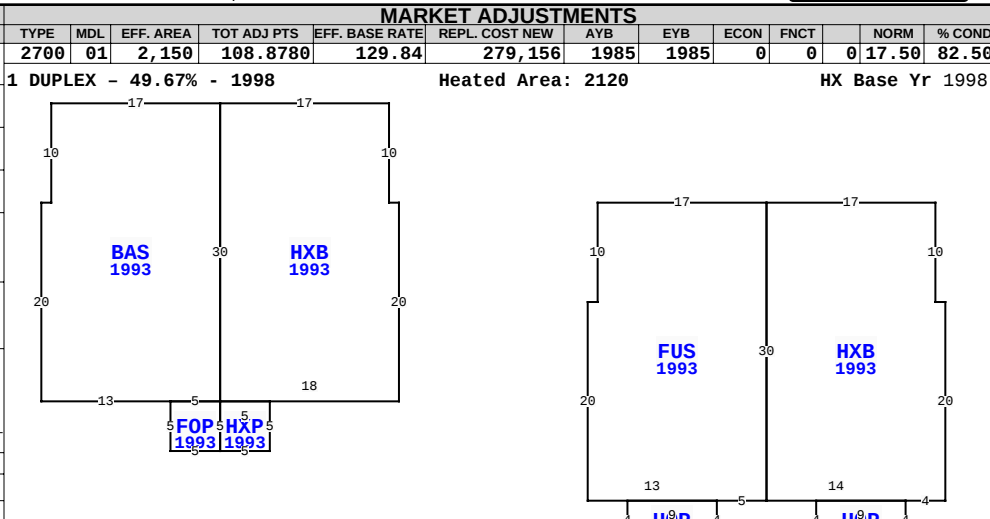


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	530	100	530	56,772
FOP	25	30	8	857
FUS	530	100	530	56,772
HXB	530	100	530	56,772
HXB	530	100	530	56,772
HXP	25	30	8	857
UOP	36	20	7	750
UOP	36	20	7	750
TOTALS	2,242		2,150	230,304

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	40.00	SF	6.50	6.50	172
2	0812	CONCRETE C	0	100	0	0	1,101.00	SF	4.00	4.00	2,907
3	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	336
4	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	336

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000800	C	MULTI-FAM	100			60.00	115.00	60.00	FF	



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

TOTAL OB/XF											
3,751											

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3,751											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	230,304		
TOTAL MARKET OB/XF VALUE	3,751		
TOTAL LAND VALUE - MARKET	240,000		
TOTAL MARKET VALUE	474,055		
SOH/AGL Deduction	266,878		
ASSESSED VALUE	207,177		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	157,177		
TOTAL JUST VALUE	474,055		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	424,858		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052980	REMODEL	1,000	11/08/2005
20042226	REPAIR/RRF	3,000	11/29/2004
7453	XF0B	700	12/09/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1985/1447	6/05/2015	QC	U	I	11
GRANTOR: SHOWALTER NELSON & MA					
GRANTEE: SHOWALTER NELSON MA					
0796/0600	6/12/1997	WD	Q	I	
GRANTOR: COX MARK E & STEPHEN					
GRANTEE: SHOWALTER NELSON MA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
HXB=[YR=1993] W1 N10 W17 BAS=[YR=1993] W17 S10 W1 S20 E13 FOP=[YR=1993] S5 E5 HXP=[YR=1993] E5 N5 W5 S5 \$ N5 W5 \$ E5 N30 \$ S30 E18 N20 \$ PTR= E20 FUS=[YR=1993] E17 HXB=[YR=1993] E17 S10 E1 S20 W4 UOP=[YR=1993] S4 W9 N4 E9 \$ W14 N30 \$ S30 W5 UOP=[YR=1993] S4 W9 N4 E9 \$ W13 N20 E1 N10 \$ W20 \$.											