

BLOCK 9 LOT 4
IN OR 2549/220
BUCKS FDNA BEACH 2 PB 3/17

ANDREE STUDIOS INC
2797 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-114B-0009-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Story Height	0	100
RMS	0	100
Units	0	100
BUD8 Adjustme	02	DIST FB 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	129,257
FOP	40	30	12	1,478
FST	98	55	54	6,647
FUS	1,050	100	1,050	129,257
PTO	70	5	4	493
PTO	77	5	4	493

TOTALS	2,385		2,174	267,623
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	761.00	SF	5.20
2	0811	CONCRETE B	0	0	0	0	140.00	SF	5.20
3	1242	WD DECK A	0	0	8	10	80.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAM	0			60.00	115.00	60.00

REVIEW DATE	09/06/2022	BY	DJX
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	03	2,174	115.8300	138.13	300,295	1980	2000	0	0	0	10.88	89.12	
1 DUPLEX - 0% - 2023													
Heated Area: 2100 HX Base Yr													
2727 1ST AVE, FERNANDINA BEACH													

TOTAL OB/XF													
1,800													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	0	0	0	761.00	SF	5.20	5.20	100	1980	1980
2	0811	CONCRETE B	0	0	0	0	140.00	SF	5.20	5.20	100	1980	1980
3	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1980	1980

TOTAL OB/XF													
1,800													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000800	C	MULTI-FAM	0			60.00	115.00	60.00	FF		1.00	1.00

Market:	0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					267,623				
TOTAL MARKET OB/XF VALUE					1,800				
TOTAL LAND VALUE - MARKET					240,000				
TOTAL MARKET VALUE					509,423				
SOH/AGL Deduction					0				
ASSESSED VALUE					509,423				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					509,423				
TOTAL JUST VALUE					509,423				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					432,404				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061790	REMODEL	1,950	07/26/2006
B041329	H/AC	5,000	07/21/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2549/0220	3/21/2022	WD	Q	I	01	674,000	
GRANTOR: BOLDEN PAUL L							
GRANTEE: ANDREE STUDIOS INC							
1925/1169	10/25/1996	QC	U	I	11	100	
GRANTOR: BOLDEN PAMELA F							
GRANTEE: BOLDEN PAUL L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2004] W10 FST=[YR=1993] W14 PTO=[YR=2004] W11 S7 BAS=[YR=1993] S30 E12 FOP=[YR=1993] S4 E10 N4 W10\$ E23 N30 W35\$ E11 N7\$ S7 E10 N7\$ PTR=E15 FUS=[YR=1993] E35 S30 W35 N30\$ W15\$.									

OTHER ADJUSTMENTS AND NOTES									

Common:	240,000
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