

LOT 37
FERREIRAS REPLAT OF
FDNA BEACH PB 2/34

SAPP FLORENCE & RUSSELL
1520 REWIS RD W
JACKSONVILLE, FL 32220

2023

00-00-31-126A-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	90,208
BAS	300	100	300	45,104
FOP	16	30	5	752
FSP	210	40	84	12,629
UGR	600	45	270	40,594
UST	80	45	36	5,412

TOTALS	1,806		1,295	194,699
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1241	WD DECK G	0	0	8	4	32.00	UT	11.50	11.50	
2	1241	WD DECK G	0	0	17	3	51.00	UT	11.50	11.50	
3	1242	WD DECK A	0	0	2	3	6.00	SF	10.00	10.00	
4	1241	WD DECK G	0	0	23	14	322.00	UT	11.50	11.50	
5	1241	WD DECK G	0	0	4	5	20.00	UT	11.50	11.50	
6	0810	CONCRETE A	0	0	4	8	32.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	SFR OCN FT	0	0002	R-2	50.00	100.00	50.00	FF	

REVIEW DATE 10/15/2019 BY DJA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,295	124.4880	177.40	229,733	1949	1990	0	0	0 15.25	84.75
1 SFR CUST - 0% - 0											
Heated Area: 900											
HX Base Yr											

BLD DATE	03/21/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
1023 OCEAN AVE, FERNANDINA BEACH				

TOTAL OB/XF											
2,746											

Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		194,699	
TOTAL MARKET OB/XF VALUE		2,746	
TOTAL LAND VALUE - MARKET		700,000	
TOTAL MARKET VALUE		897,445	
SOH/AGL Deduction		165,550	
ASSESSED VALUE		731,895	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		731,895	
TOTAL JUST VALUE		897,445	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		789,881	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072160	XFOB	1,500	12/04/2007
20061030	REPAIR/RRF	3,500	05/15/2006
19983088	REMODEL	1,280	01/28/1998
7728	REPAIR/RRF	1,100	04/02/1993
6481B	REPAIR/RRF	5,000	04/15/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES							
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BUILDING DIMENSIONS							
UST=[YR=2003] W8 S10 UGR=[YR=1993] W22 S20 E30 N20 W8\$ E8 N10\$ PTR=E10 BAS=[YR=1995] E13 FOP=[YR=2003] N4 E4 S4 W4\$ E17 S10 BAS=[YR=1993] S20 FSP=[YR=2008] S7 W30 N7 E30\$ W30 N20 E30\$ W30 N10\$ W10\$.							

Common: 700,000 PRINTED 08/02/2023 BY SYS