LOT 38
IN OR 967/924
FERREIRAS REPLAT OF

WILLIAMS JOSEPH F JR
31 SOUTH MAIN ST
WINTER GARDEN, FL 34787

2023

00-00-31-126A-0038-0000

BUILDING CHARACTERISTICS

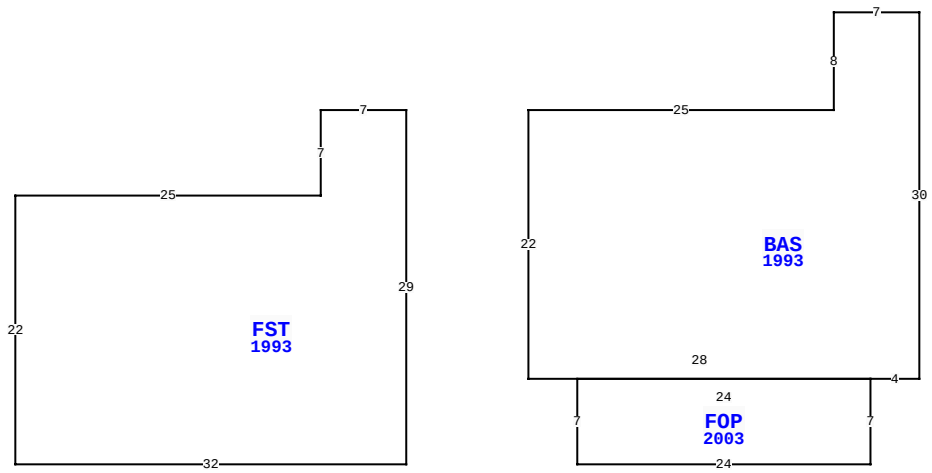
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	06	CUST PANEL 50
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	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	760	100	760	122,096
FOP	168	30	50	8,033
FST	753	55	414	66,511
TOTALS	1,681		1,224	196,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,224	138.3300	197.12	241,275	1935	1985	0	0	0	18.50	81.50

1 SFR CUST – 0% - 0 Heated Area: 760 HX Base Yr



939 OCEAN AVE, FERNANDINA BEACH

BLD DATE	03/19/2015	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	196,639
TOTAL MARKET OB/XF VALUE	8,698
TOTAL LAND VALUE - MARKET	700,000
TOTAL MARKET VALUE	905,337
SOH/AGL Deduction	169,144
ASSESSED VALUE	736,193
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	736,193
TOTAL JUST VALUE	905,337
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	793,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032608	REMODEL	0	03/03/2003
20032556	REPAIR/RRF	2,000	02/21/2003
20032559	XFOB	5,000	02/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0967/0924	1/19/2001	QC	U	I	01	100
GRANTOR: WILLIAMS JOSEPH F & J						
GRANTEE: WILLIAMS JOSEPH F J						
0686/0632	8/10/1993	WD	Q	I		95,000
GRANTOR: RICHMAN ARTHUR & ANN						
GRANTEE: WILLIAMS JOSEPH & J						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W7 S7 W25 S22 E32 N29$ PTR=E10 BAS=[YR=1993] E25 N8 E7 S30 W4 FOP=[YR=2003] S7 W24 N7 E24$ W28 N22$ W10$.

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	1241	WD DECK G	0	0	0	0	479.00	UT	14.95	14.95	100	2003	2003	3	36	2,578	
2	1241	WD DECK G	0	0	8	6	48.00	UT	11.50	11.50	100	2003	2003	3	36	199	
3	1241	WD DECK G	0	0	12	3	36.00	UT	11.50	11.50	100	2003	2003	3	36	149	
4	0920	CWALL-WD/M	0	0	0	0	74.00	LF	390.00	390.00	100	1999	1999	3	20	5,772	

LAND DESCRIPTION

TOTAL OB/XF 8,698

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	000120	C	SFR OCN FT	0	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	14,000.00	14,000.00	700,000							

REVIEW DATE 08/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 08/02/2023 BY SYS