LOT 183
IN OR 2368/205
EX ESMT OR 1386/861

CHILDERS SELDON J & MICHELLE L
12124 NW 1ST LN
GAINESVILLE, FL 32607

2023

00-00-31-134B-0183-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

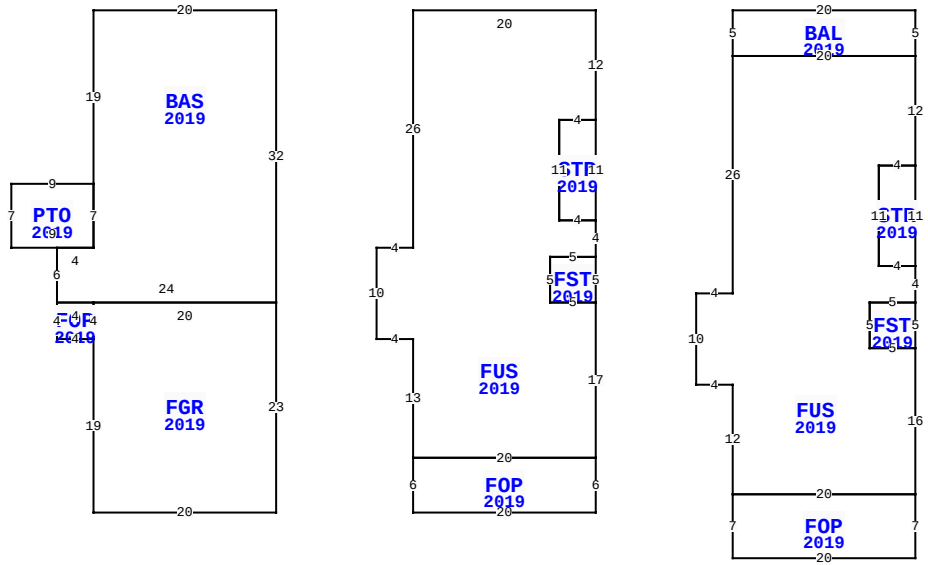
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	100	15	15	3,231
BAS	664	100	664	143,028
FGR	460	55	253	54,498
FOP	16	30	5	1,077
FOP	120	30	36	7,755
FOP	140	30	42	9,047
FST	25	55	14	3,016
FST	25	55	14	3,016
FUS	931	100	931	200,541
FUS	951	100	951	204,850
TOTALS	3,583		2,936	632,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,936	152.6861	217.58	638,815	2019	2019	0	0	0	1.00	99.00

1 SFR CUST – 0% - 0 Heated Area: 2546 HX Base Yr



** This building has 13 Sub-Areas

827 N FLETCHER AVE, 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	632,427
TOTAL MARKET OB/XF VALUE	17,546
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	899,973
SOH/AGL Deduction	66,518
ASSESSED VALUE	833,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	833,455
TOTAL JUST VALUE	899,973
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	804,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181629	CO ISSUED	0	12/16/2019
20181629	NEW CONSTR	333,876	05/15/2018
20053157	DEMOLITION	8,000	12/12/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2368/0205	6/12/2020	WD	Q	I	01	829,000
GRANTOR: BATES TODD						
GRANTEE: CHILDERS SELDON J &						
2101/0197	2/14/2017	WD	Q	V	01	125,000
GRANTOR: CLARKE LINDA P						
GRANTEE: BATES TODD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 S19 PTO=[YR=2019] W9 S7 E9 N7$ S7 W4 S6 FOP=[YR=2019] S4 E4 FGR=[YR=2019] S19 E20 N23 W20 S4$ N4 W4$ E24 N32$ PTR=E15 FUS=[YR=2019] E20 S12 STR=[YR=2019] S11 W4 N11 E4$ W4 S11 E4 S4 FST=[YR=2019] S5 W5 N5 E5$ W5 S5 E5 S17 FOP=[YR=2019] S6 W20 N6 E20$ W20 N13 W4 N10 E4 N26$ W15$ PTR=E50 BAL=[YR=2019] E20 S5 FUS=[YR=2019] S12 STR=[YR=2019] S11 W4 N11 E4$ W4 S11 E4 S4 FST=[YR=2019] S5 W5 N5 E5$ W5 S5 E5 S16 FOP=[YR=2019] S7 W20 N7 E20$ W20 N12 W4 N10 E4 N26 E20$ W20 N5$ W50 $.

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	0855	CONC PAVER	0	0	0	0	742.00	SF	10.00	10.00	100	2019	2019	3	99	7,346	
2	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2019	2019	3	100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 17,546

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	0		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							

REVIEW DATE 09/18/2019 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS