

LOT 255
IN OR 2104/48
GA FDNA BEACH #2 UNR

LANDERS KIMBERLY & LESTER/SCOTT ANNA
636 TARPON AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0255-0000

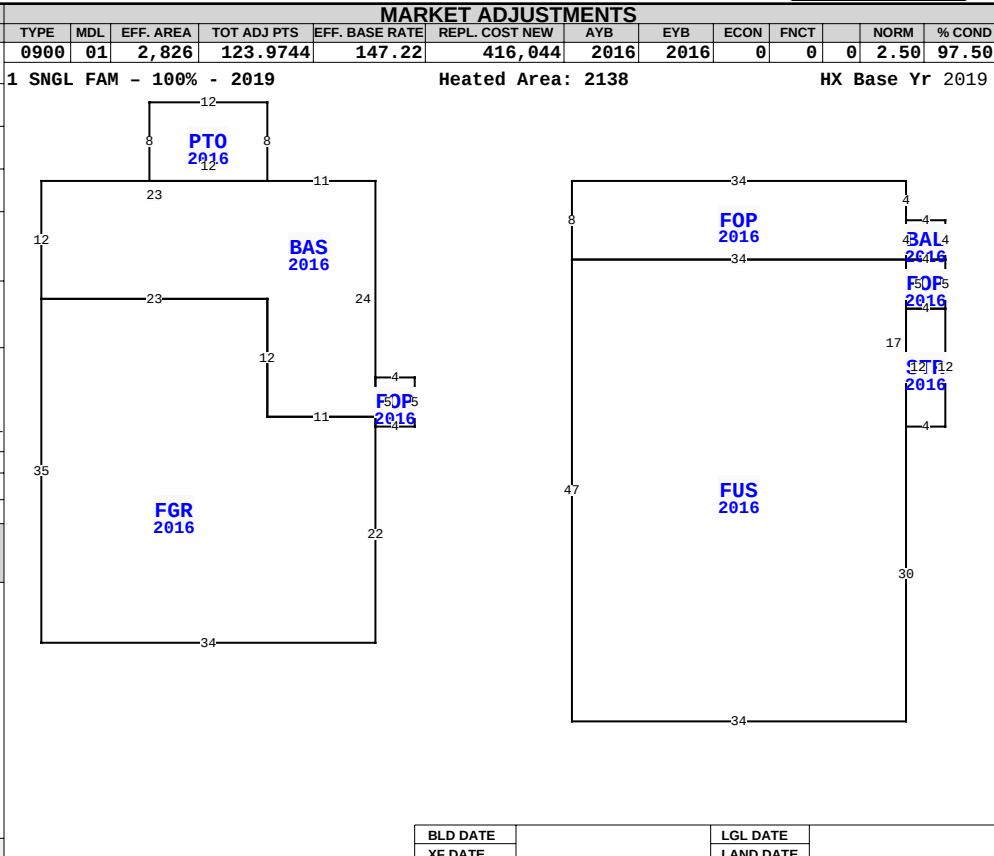


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	16	15	2	287
BAS	540	100	540	77,512
FGR	1,058	55	582	83,540
FOP	20	30	6	861
FOP	20	30	6	861
FOP	272	30	82	11,770
FUS	1,598	100	1,598	229,377
PTO	96	5	5	718
STR	48	10	5	718
TOTALS	3,668		2,826	405,643

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,639.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50	6.50	



TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		405,643	
TOTAL MARKET OB/XF VALUE		8,898	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		664,541	
SOH/AGL Deduction		208,221	
ASSESSED VALUE		456,320	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		406,320	
TOTAL JUST VALUE		664,541	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		560,240	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151588	CO ISSUED	0	06/27/2016
20151588	NEW CONSTR	296,331	07/08/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2104/0048	2/24/2017	WD	Q	I	01	420,000	
GRANTOR: SUTTON BYROM E							
GRANTEE: LANDERS KIMBERLY &							
0735/1780	8/07/1995	WD	Q	V		25,000	
GRANTOR: DIXON ROBERT & AUDREY							
GRANTEE: SUTTON BYROM E							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W11 PTO=[YR=2016] N8 W12 S8 E12\$ W23 S12											
FGR=[YR=2016] S35 E34 N22 FOP=[YR=2016] E4 N5 W4 S5\$ N1 W11											
N12 W23\$ E23 S12 E11 N24\$ PTR=E20 FOP=[YR=2016] E34 S4											
BAL=[YR=2016] E4 S4 FOP=[YR=2016] S5 STR=[YR=2016] S12 W4											
FUS=[YR=2016] S30 W34 N47 E34 S17\$ N12 E4\$ W4 N5 E4\$ W4 N4\$											
S4 W34 N8\$ W20\$.											

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	000100	C	SFR	100		R-2	50.00	100.00	50.00	FF	1.00

TOTAL OB/XF											