LOT 266
IN OR 190 PG 380
A T & T SOUTHERN BELL ESMT IN

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0266-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

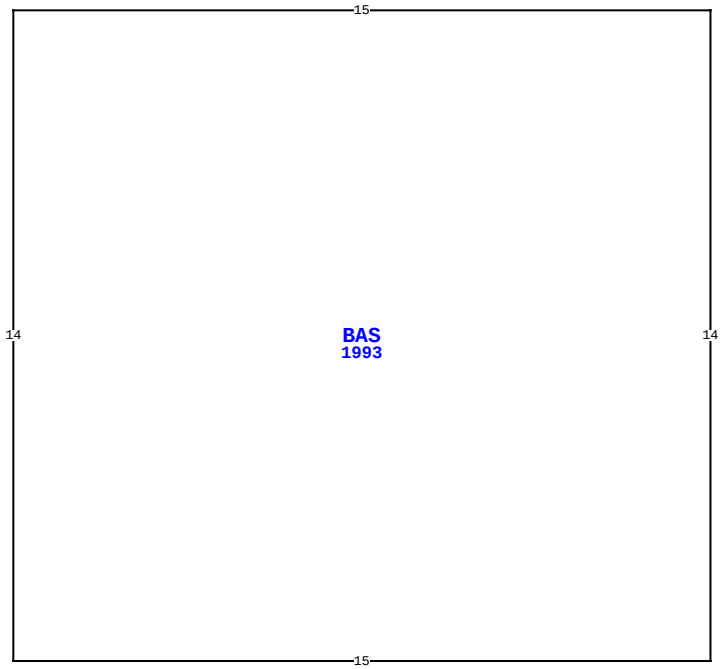
DOR CODE 8900 MUNICIPAL
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1041.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	210	100	210	1,429
TOTALS	210		210	1,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	210	71.6386	34.03	7,146	1976	1976	0	0	0	80.00	20.00

1 STOR WAREH – 0% - 0 Heated Area: 210 HX Base Yr



824 TARPON AVE, FERNANDINA BEACH

BLD DATE	01/31/2018 KK	LGL DATE	
XF DATE		LAND DATE	01/31/2018 KK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,429
TOTAL MARKET OB/XF VALUE		4,637
TOTAL LAND VALUE - MARKET		318,750
TOTAL MARKET VALUE		324,816
SOH/AGL Deduction		110,203
ASSESSED VALUE		214,613
TOTAL EXEMPTION VALUE	04	214,613
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		324,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0190/0380	1/01/1975	WD	Q	V		9,800

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S14 E15 N14$.

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	0424	CL FNC 6'	0	0	0	0	338.00	LF	20.00	20.00	100	1999	1999	3	52	3,515	
2	0819	CONC 12"	0	0	8	13	104.00	SF	9.50	9.50	100	2001	2001	3	82	810	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1999	1999	3	52	312	

LAND DESCRIPTION

TOTAL OB/XF 4,637

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	008900	C	MUNICIPAL	0			75.00	100.00	75.00	FF		1.00	1.00	0.85	5,000.00	4,250.00	318,750							

REVIEW DATE 01/31/2018 BY KK Total Acres: 0.00 Total Land Value: 318,750 Market: 0 Agricultural: 0 Common: 318,750 PRINTED 08/02/2023 BY SYS