LOT 3
HICKORY RIDGE PBK 2234/596

STURDEVANT JUSTIN &/ALEXANDER ASHLEY L
1318 FIR STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1501-0003-0000

BUILDING CHARACTERISTICS

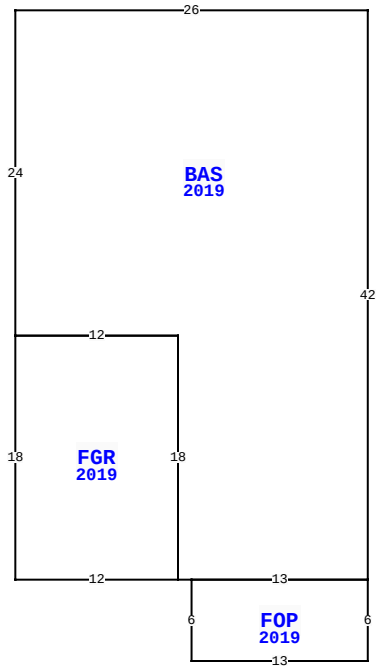
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1022.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	876	100	876	155,791
FGR	216	55	119	21,163
FOP	78	30	23	4,091
TOTALS	1,170		1,018	181,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,018	151.2756	179.64	182,874	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 0% - 2023 Heated Area: 876 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

1318 FIR ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	181,045
TOTAL MARKET OB/XF VALUE	3,810
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	284,855
SOH/AGL Deduction	0
ASSESSED VALUE	284,855
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,855
TOTAL JUST VALUE	284,855
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190356	CO ISSUED	0	02/26/2020
20190356	NEW CONSTR	0	07/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/1224	12/29/2022	WD	Q	I	02	419,000
GRANTOR: GOODMAN SARAH C & PAT						
GRANTEE: STURDEVANT JUSTIN &						
2378/0970	7/02/2020	WD	Q	I	01	261,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: GOODMAN SARAH C & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W26 S24 FGR=[YR=2019] S18 E12 N18 W12$ E12 S18 E1 FOP=[YR=2019] S6 E13 N6 W13$ E13 N42$.

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	0810	CONCRETE A	0	0	0	0	143.00	SF	6.50	6.50	100	2019	2019	3	99	920	
2	0855	CONC PAVER	0	0	0	0	256.00	SF	10.00	10.00	100	2019	2019	3	99	2,534	
3	0855	CONC PAVER	0	0	0	0	36.00	SF	10.00	10.00	100	2019	2019	3	99	356	

LAND DESCRIPTION

TOTAL OB/XF 3,810

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/03/2020 BY DJNW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS