LOT 5
HICKORY RIDGE PBK 2234/596

LEVESQUE PETER R & JESSICA E
1306 FIR STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1501-0005-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	06	Quality Level 06

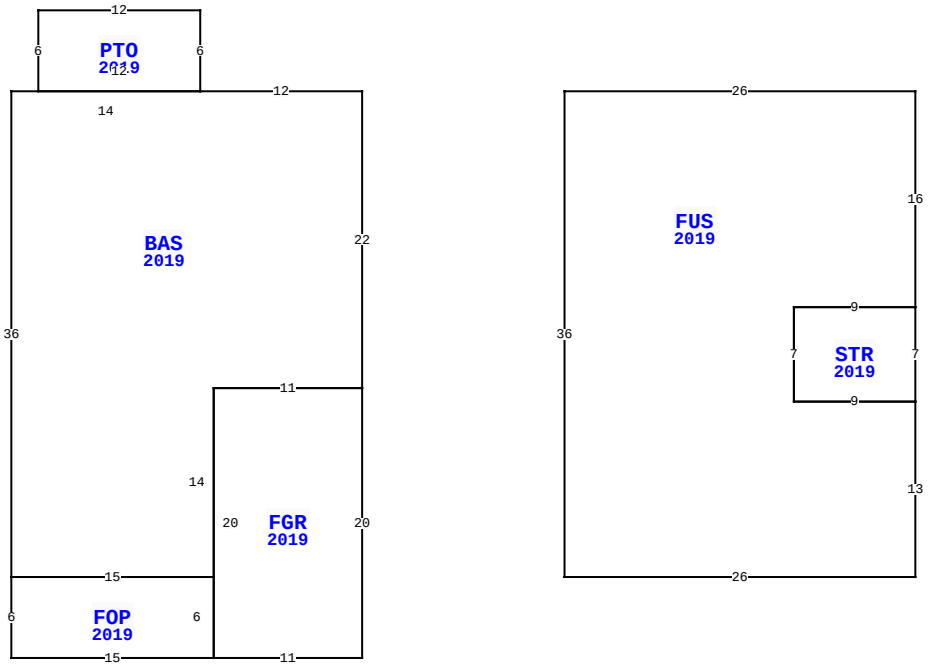
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1022.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	782	100	782	127,717
FGR	220	55	121	19,761
FOP	90	30	27	4,409
FUS	873	100	873	142,579
PTO	72	5	4	653
STR	63	10	6	980
TOTALS	2,100		1,813	296,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,813	138.9200	164.97	299,091	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 0% - 0 Heated Area: 1655 HX Base Yr



1306 FIR ST, 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	296,100
TOTAL MARKET OB/XF VALUE	3,187
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	399,287
SOH/AGL Deduction	68,668
ASSESSED VALUE	330,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,619
TOTAL JUST VALUE	399,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190358	NEW CONSTR	0	07/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2333/0783	1/14/2020	WD	Q	I	02	306,100
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: LEVESQUE PETER R &						
2250/0339	1/15/2019	WD	Q	V	01	70,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 PTO=[YR=2019] N6 W12 S6 E12$ W14 S36 FOP=[YR=2019] S6 E15 FGR=[YR=2019] E11 N20 W11 S20$ N6 W15$ E15 N14 E11 N22$ PTR=E15 FUS=[YR=2019] E26 S16 STR=[YR=2019] W9 S7 E9 N7$ W9 S7 E9 S13 W26 N36 $ W15$.

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	208.00	SF	10.00	10.00	100	2019	2019	3	99	2,059	
3	0855	CONC PAVER	0	0	0	0	21.00	SF	10.00	10.00	100	2019	2019	3	99	208	

LAND DESCRIPTION

TOTAL OB/XF 3,187

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