LOT 31
IN OR 1066/774
OCEAN RIDGE PB 5/103 & 104

GAITO MICHAEL J & LORRAINE N
102 EIDER CT
FERNANDINA BEACH, FL 30341

2023

00-00-31-155R-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

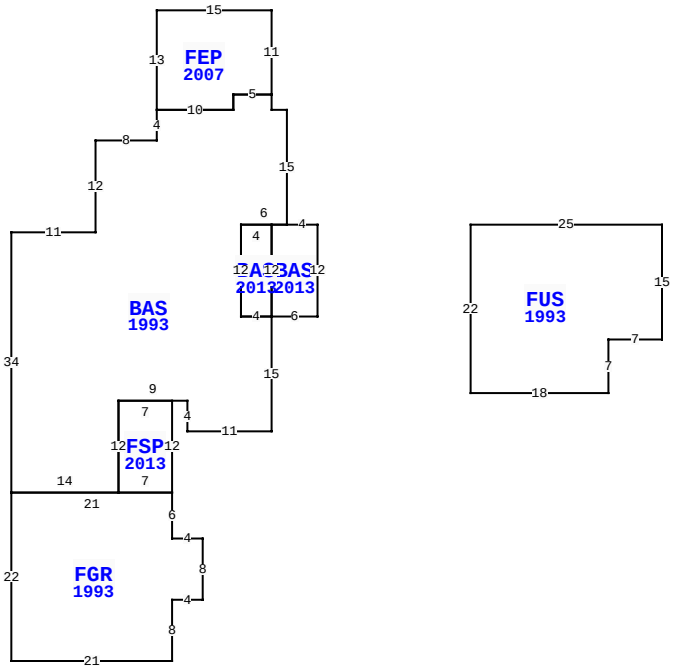
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1075.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	127,866
BAS	48	100	48	4,765
BAS	72	100	72	7,147
FEP	185	80	148	14,692
FGR	494	55	272	27,002
FSP	84	40	34	3,376
FUS	501	100	501	49,737
TOTALS	2,672		2,363	234,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	11	2,363	136.2837	115.84	273,730	1987	1993	0	0	0	14.30	85.70

1 SFR PATIO – 100% - 2012 Heated Area: 1909 HX Base Yr 2012



102 EIDER CT, FERNANDINA BEACH

BLD DATE	04/16/2008 DJJW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		234,587
TOTAL MARKET OB/XF VALUE		7,847
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		492,434
SOH/AGL Deduction		242,983
ASSESSED VALUE		249,451
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,451
TOTAL JUST VALUE		492,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122556	REPAIR/RRF	800	12/21/2012
20122551	WIR/ADD	500	12/20/2012
20122371	127 FR ADDITION	14,000	11/19/2012
20100609	H/AC	5,000	04/15/2010
20070594	REPAIR/RRF	7,900	04/12/2007
20042097	REPAIR/RRF	3,000	11/10/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1066/0774	7/02/2002	WD	Q	I		207,300
GRANTOR: LANG MARCIA K						
GRANTEE: GAITO MICHAEL J & L						
0782/0970	1/17/1997	WD	Q	I		138,900
GRANTOR: BARNARD JOHN F & CYNT						
GRANTEE: LANG MARCIA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W4 BAS=[YR=1993] N15 W2 N2 FEP=[YR=2007] N11 W15 S13 E10 N2 E5 $ W5 S2 W10 S4 W8 S12 W11 S34 FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6 FSP=[YR=2013] N12 W7 S12 E7 $ W21 $ E14 N12 E9 S4 E11 N15 BAS=[YR=2013] N12 W4 S12 E4$ W4 N12 E6$ W2 S12 E6 N12 $ PTR= E20FUS=[YR=1993] E25 S15 W7 S7 W18 N22 $ W20 $.

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	0811	CONCRETE B	0	100	0	0	796.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,256	
2	0810	CONCRETE A	0	100	3	49	147.00	SF	6.50	6.50	100	1987	1987	3	54.5	521	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280	
4	0825	BRICK	0	100	0	0	326.00	SF	12.50	12.50	100	1998	1998	3	93	3,790	

LAND DESCRIPTION

TOTAL OB/XF 7,847

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 08/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS