

LOT 37
IN OR 1049/621
OCEAN RIDGE PB 5/103 & 104

GRAFTON CAROLYN O
109 EIDER CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-155R-0037-0000



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 Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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
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	1,309	100	1,309	131,519
FEP	195	80	156	15,674
FGR	498	55	274	27,530
FOP	44	30	13	1,307
FOP	74	30	22	2,211
TOTALS	2,120		1,774	178,240

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,076.00	SF	4.00	4.00	
2	0811	CONCRETE B	0	100	0	0	735.00	SF	5.20	5.20	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0810	CONCRETE A	0	100	0	0	385.00	SF	6.50	6.50	
5	1076	TRELLIS A	0	100	0	0	168.00	SF	7.50	7.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0300	11	1,774	141.2240	120.04	212,951	1987	1987	0	0	0 16.30	83.70
1 SFR PATIO - 100% - 1997											
Heated Area: 1309											
HX Base Yr 1997											

109 EIDER CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										178,240	
TOTAL MARKET OB/XF VALUE										9,239	
TOTAL LAND VALUE - MARKET										250,000	
TOTAL MARKET VALUE										437,479	
SOH/AGL Deduction										281,748	
ASSESSED VALUE										155,731	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										100,731	
TOTAL JUST VALUE										437,479	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										386,678	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B041775	REPAIR/RRF	2,000	10/01/2004
6527	XF0B	1,000	05/14/1991
BP4028	N/A	45,800	12/11/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1049/0621	4/12/2002	QC	U	I	01	46,300	
GRANTOR: GRAFTON CAROLYN O							
GRANTEE: GRAFTON DONALD H &							
0764/0577	7/02/1996	WD	Q	I		109,500	
GRANTOR: SIBLEY ROBERT E JR &							
GRANTEE: CALDWELL CAROLYN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W3 FEP=[YR=1993] N13 W15 S13 E15 \$ W29 S48											
FGR=[YR=1993] S22 E21 N7 E4 N9 W4 N6 FOP=[YR=1993] N11 W6 S7											
W2 S4 E8 \$ W21 \$ E13 N4 E2 N7 E7 D2 R2 E4 U2 R2 E2 N12											
FOP=[YR=1993] N11 W4 S11 E4 \$ W4 N11 E4 N14 \$.											