BLK 2 LOT 5
OLD TOWN S/D UNR

SEEFRIED FAMILY TRUST/SEEFRIED ALEXANDER F III TRU
710 SOMERUELUS STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0002-0050

BUILDING CHARACTERISTICS

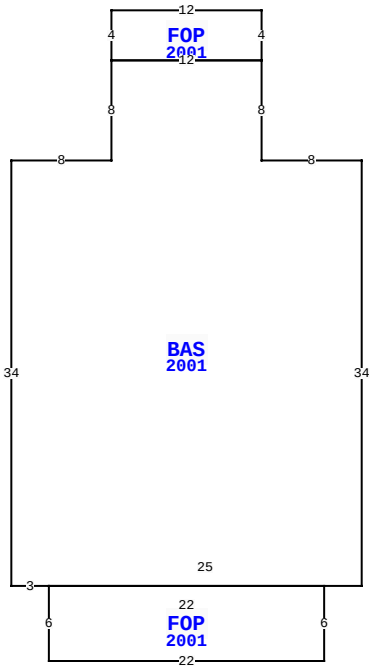
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,048	100	1,048	158,741
FOP	48	30	14	2,121
FOP	132	30	40	6,059
TOTALS	1,228		1,102	166,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,102	136.4220	162.00	178,524	2001	2008	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2021 Heated Area: 1048 HX Base Yr 2021



710 SOMERUELUS ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		166,920
TOTAL MARKET OB/XF VALUE		2,949
TOTAL LAND VALUE - MARKET		163,100
TOTAL MARKET VALUE		332,969
SOH/AGL Deduction		43,095
ASSESSED VALUE		289,874
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		239,874
TOTAL JUST VALUE		332,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2638/1630	4/12/2023	WD	Q	I	01	100
GRANTOR: SEEFRIED ALEXANDER F						
GRANTEE: SEEFRIED FAMILY TRU						
2464/1103	5/20/2021	QC	U	I	11	100
GRANTOR: SEEFRIED ALEXANDER F						
GRANTEE: SEEFRIED ALEXANDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W8 N8 FOP=[YR=2001] N4 W12 S4 E12$ W12 S8 W8 S34 E3 FOP=[YR=2001] S6 E22 N6 W22$ E25 N34 $.

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	1243	WD DECK F	0	100	4	6	24.00	SF	8.00	8.00	100	2001	2001	3	20	38	
2	1243	WD DECK F	0	100	4	4	16.00	SF	8.00	8.00	100	2001	2001	3	20	26	
3	0858	SCULP CONC	0	100	0	0	209.00	SF	13.00	13.00	100	2007	2007	3	97	2,635	
4	1076	TRELLIS A	0	100	0	0	64.00	SF	7.50	7.50	100	2007	2007	3	52	250	

LAND DESCRIPTION

TOTAL OB/XF 2,949

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			46.00	93.00	46.60	FF		1.00	1.00	1.00	3,500.00	3,500.00	163,100							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 163,100 Market: 0 Agricultural: 0 Common: 163,100 PRINTED 08/02/2023 BY SYS