BLK 2 LOTS 7 & 9
OLD TOWN S/D UNR

OLIVER ERIC
706 SOMERUELUS ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0002-0070

NASSAU COUNTY PROPERTY

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

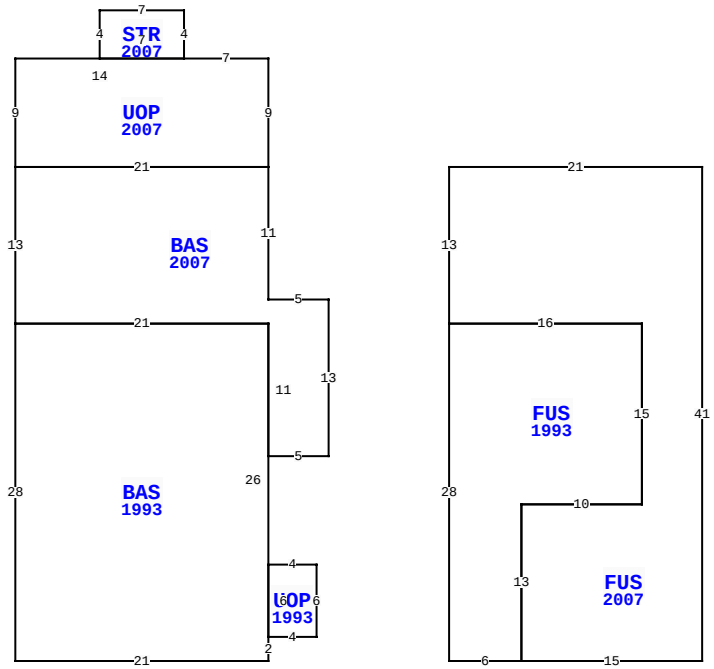
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	588	100	588	50,785
BAS	338	100	338	29,193
FUS	318	100	318	27,465
FUS	543	100	543	46,899
STR	28	10	3	259
UOP	24	20	5	431
UOP	189	20	38	3,282
TOTALS	2,028		1,833	158,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,833	116.0000	104.69	191,897	1940	1980	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1787 HX Base Yr 2017



700 SOMERUELUS, 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		408,355
TOTAL MARKET OB/XF VALUE		4,491
TOTAL LAND VALUE - MARKET		554,540
TOTAL MARKET VALUE		967,386
SOH/AGL Deduction		452,158
ASSESSED VALUE		515,228
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		465,228
TOTAL JUST VALUE		967,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		620,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/1816	7/29/2016	WD	U	I	30	324,000
GRANTOR: HERMANSON CHANCE CHRI						
GRANTEE: OLIVER ERIC						
2061/1772	7/29/2016	PR	U	I	19	100
GRANTOR: HERMANSON GEORGE ANDR						
GRANTEE: HERMANSON CHANCE CH						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2007] W7 STR=[YR=2007] N4 W7 S4 E7 $ W14 S9 BAS=[YR=2007] S13 BAS=[YR=1993] S28 E21 N2 UOP=[YR=1993] E4 N6 W4 S6 $ N26 W21$ E21 S11 E5 N13 W5 N11 W21$ E21 N9$ PTR= E15 S9 FUS=[YR=2007] E21 S41 W15 FUS=[YR=1993] W6 N28 E16 S15 W10 S13$ N13 E10 N15 W16 N13$ N9 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	0858	SCULP CONC	0	100	0	0	350.00	SF	13.00	13.00	100	1992	1992	3	89	4,050	
2	0858	SCULP CONC	0	100	0	0	35.00	SF	13.00	13.00	100	2007	2007	3	97	441	

LAND DESCRIPTION

TOTAL OB/XF 4,491

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	000130	C	SFR WATER	100	0010		93.00	93.00	93.20	FF		1.00	1.00	1.70	3,500.00	5,950.00	554,540							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 554,540 Market: 0 Agricultural: 0 Common: 554,540 PRINTED 08/02/2023 BY SYS

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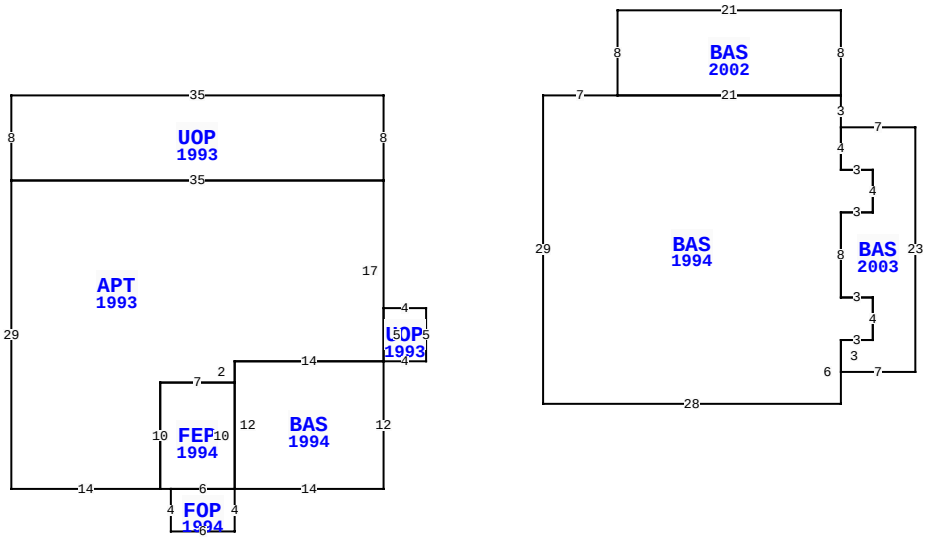
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	777	100	777	87,950
BAS	168	100	168	19,016
BAS	836	100	836	94,628
BAS	168	100	168	19,016
BAS	137	100	137	15,507
FEP	70	80	56	6,339
FOP	24	30	7	792
UOP	20	20	4	453
UOP	280	20	56	6,339
TOTALS	2,480		2,209	250,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,209	120.1480	143.28	316,506	1940	1980	0	0	0	21.00	79.00

2 DUPLEX – 0% - 2017 Heated Area: 2086 HX Base Yr 2017



700 SOMERUELUS, FERNANDINA BEACH

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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2061/1772	7/29/2016	PR	U	I	19	100
GRANTOR: HERMANSON GEORGE ANDR						
GRANTEE: HERMANSON CHANCE CH						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W35 S8 APT=[YR=1993] S29 E14 FEP=[YR=1994] E1 FOP=[YR=1994] S4 E6 N4 BAS=[YR=1994] E14 N12 UOP=[YR=1993] E4 N5 W4 S5$ W14 S12$ W6$ E6 N10 W7 S10$ N10 E7 N2 E14 N17 W35$ E35 N8$ PTR=E15 BAS=[YR=1994] E7 BAS=[YR=2002] N8 E21 S8 W21$ E21 S3 BAS=[YR=2003] E7 S23 W7 N3 E3 N4 W3 N8 E3 N4 W3 N4$ S4 E3 S4 W3 S8 E3 S4 W3 S6 W28 N29$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 554,540 Market: 0 Agricultural: 0 Common: 554,540 PRINTED 08/02/2023 BY SYS