BLOCK 11 LOTS 1 & 2
OLD TOWN

MOCK MICHAEL D
1020 WHITE ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0011-0010

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

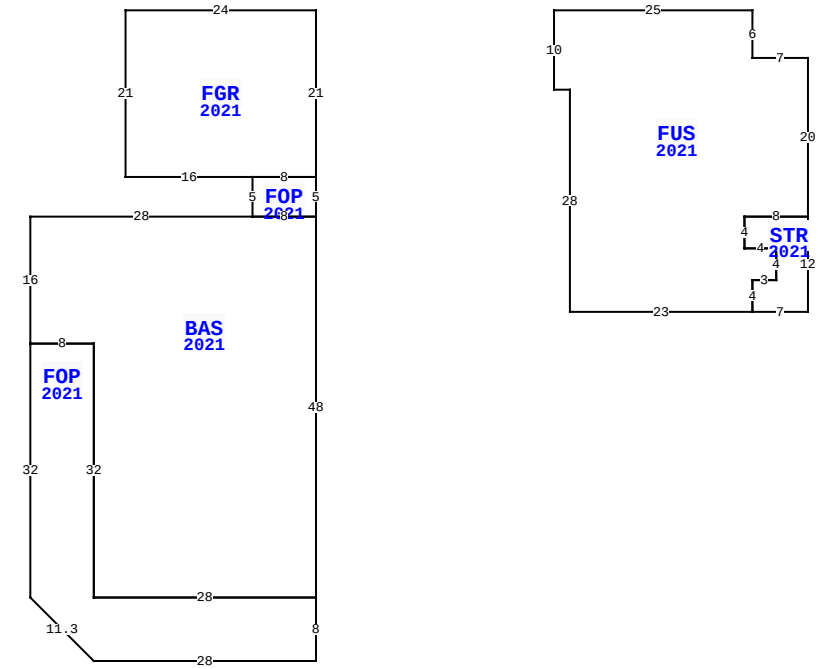
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100	1,472	280,460
FGR	504	55	277	52,777
FOP	40	30	12	2,286
FOP	512	30	154	29,342
FUS	1,042	100	1,042	198,532
STR	76	10	8	1,524
TOTALS	3,646		2,965	564,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,965	133.7056	190.53	564,921	2021	2021	0	0	0	0.00	100.00

1 SFR CUST - 100% - 2023 Heated Area: 2514 HX Base Yr 2023



1020 WHITE 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		564,921
TOTAL MARKET OB/XF VALUE		8,610
TOTAL LAND VALUE - MARKET		195,720
TOTAL MARKET VALUE		769,251
SOH/AGL Deduction		0
ASSESSED VALUE		769,251
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		719,251
TOTAL JUST VALUE		769,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		643,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211022	CO ISSUED	0	12/09/2021
20211022	NEW CONSTR	0	03/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2402/0395	10/20/2020	WD	Q	V	01	130,000
GRANTOR: STEWART CHRISTINE & K						
GRANTEE: MOCK MICHAEL D						
2327/0234	12/19/2019	PR	U	V	19	100
GRANTOR: THOMPSON KATHERINE J						
GRANTEE: STEWART CHRISTINE E						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W24 S21 E16 FOP=[YR=2021] S5 BAS=[YR=2021] W28 S16 FOP=[YR=2021] S32 D8 R8 E28 N8 W28 N32 W8 $ E8 S32 E28 N48 W8 $ E8 N5 W8 $ E8 N21 $ PTR= E30 FUS=[YR=2021] E25 S6 E7 S20 STR=[YR=2021] S12 W7 N4 E3 N4 W4 N4 E8 $ W8 S4 E4 S4 W3 S4 W23 N28 W2 N10 $ W30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500	
2	0855	CONC PAVER	0	100	0	0	511.00	SF	10.00	10.00	100	2021	2021	3	100	5,110	

LAND DESCRIPTION

TOTAL OB/XF 8,610

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	0010		46.00	93.00	46.60	FF		1.00	1.00	1.20	3,500.00	4,200.00	195,720							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 195,720 Market: 0 Agricultural: 0 Common: 195,720 PRINTED 08/02/2023 BY SYS