BLOCK 12 LOT 8
IN OR 1472/1338
OLD TOWN

MCINTYRE JAMES K
1009 WHITE STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0012-0080

NASSAU COUNTY PROPERTY

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		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

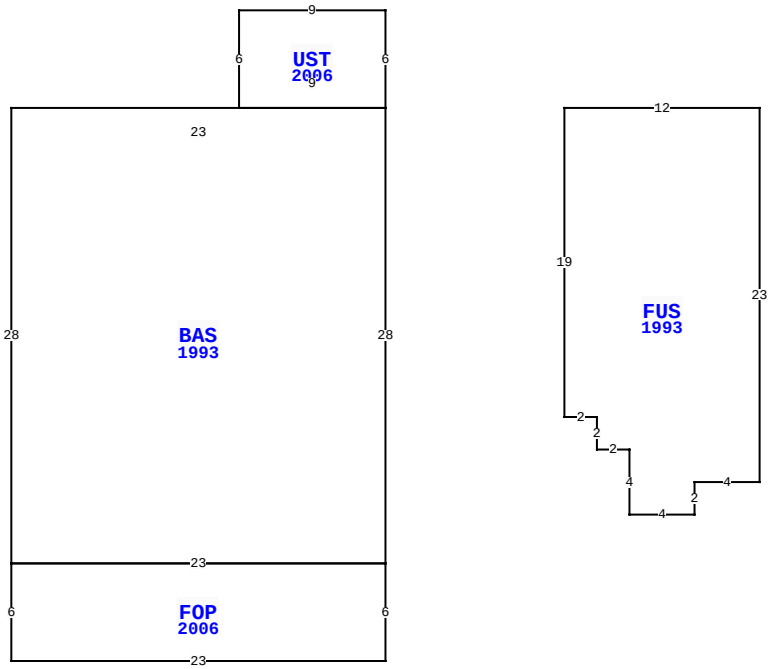
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	644	60,860
FOP	138	30	41	3,874
FUS	272	100	272	25,704
UST	54	45	24	2,268
TOTALS	1,108		981	92,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	981	117.0000	105.59	103,584	1924	2000	0	0	0	10.50	89.50

1 SINGLE FAM – 100% - 2008 Heated Area: 916 HX Base Yr 2008



1009 WHITE ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		176,242
TOTAL MARKET OB/XF VALUE		50
TOTAL LAND VALUE - MARKET		195,720
TOTAL MARKET VALUE		372,012
SOH/AGL Deduction		206,404
ASSESSED VALUE		165,608
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,608
TOTAL JUST VALUE		372,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161223	CO ISSUED	0	08/23/2016
20161223	NEW CONSTR	0	04/29/2016
20121594	RE-ROOF	2,000	08/06/2012
20110027	REPAIR/RRF	850	12/27/2010
20070020	MECH OTHER	100	01/05/2007
20062104	OTHER	1,500	09/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/1338	1/18/2007	WD	Q	I		210,000
GRANTOR: NASSAU COMMERICAL PRO						
GRANTEE: MCINTYRE JAMES K						
1304/0152	3/23/2005	WD	U	V	06	100
GRANTOR: MCDANIEL PENNY						
GRANTEE: NASSAU COMMERICAL P						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] N6BAS=[YR=1993] N28UST=[YR=2006] N6 W9S6E9$W23S28E23$W23S6E23$ PTR=E15N9 FUS=[YR=1993] E4N2E4N23W12 S19E2S2E2 S4$S9W15$.

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	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	2006	2006	3	31	50	

LAND DESCRIPTION

TOTAL OB/XF 50

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		47.00	93.00	46.60	FF		1.00	1.00	1.20	3,500.00	4,200.00	195,720							

REVIEW DATE 09/19/2022 BY TWA Total Acres: 0.00 Total Land Value: 195,720 Market: 0 Agricultural: 0 Common: 195,720 PRINTED 08/02/2023 BY SYS

BLOCK 12 LOT 8
IN OR 1472/1338
OLD TOWN

MCINTYRE JAMES K
1009 WHITE STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0012-0080

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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

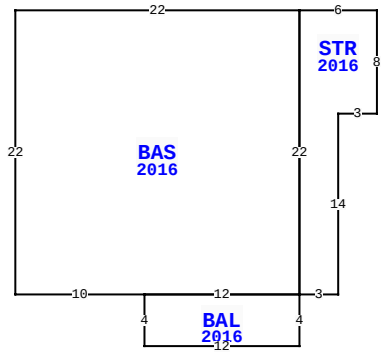
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

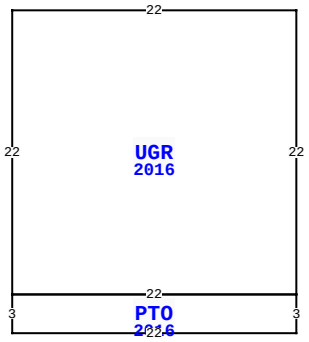
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	48	15	7	811
BAS	484	100	484	56,076
PTO	66	5	3	347
STR	90	10	9	1,042
UGR	484	45	218	25,257
TOTALS	1,172		721	83,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	721	131.6700	118.83	85,676	2016	2016	0	0	0	2.50	97.50

2 SINGLE FAM – 100% - 2008 Heated Area: 484 HX Base Yr 2008





1009 WHITE ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		176,242
TOTAL MARKET OB/XF VALUE		50
TOTAL LAND VALUE - MARKET		195,720
TOTAL MARKET VALUE		372,012
SOH/AGL Deduction		206,404
ASSESSED VALUE		165,608
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,608
TOTAL JUST VALUE		372,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061915	REPAIR/RRF	800	08/14/2006
20061312	XFOB	10,000	06/12/2006
20061068	ELEC OTHER	1,500	05/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/1338	1/18/2007	WD	Q	I		210,000
GRANTOR: NASSAU COMMERICAL PRO						
GRANTEE: MCINTYRE JAMES K						
1304/0152	3/23/2005	WD	U	V	06	100
GRANTOR: MCDANIEL PENNY						
GRANTEE: NASSAU COMMERICAL P						

BUILDING NOTES

BUILDING DIMENSIONS

STR=[YR=2016] W6 BAS=[YR=2016] W22 S22 E10 BAL=[YR=2016] S4 E12 N4 W12$ E12 N22 $ S22 E3 N14 E3 N8$ PTR=E20 UGR=[YR=2016] E22 S22 PTO=[YR=2016] S3 W22 N3 E22$ W22 N22$ W20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/19/2022 BY TWA Total Acres: 0.00 Total Land Value: 195,720 Market: 0 Agricultural: 0 Common: 195,720 PRINTED 08/02/2023 BY SYS