BLK 13 LOT 7
OLD TOWN S/D UNR

REED EMILY NICOLE & BRADY NATHANIEL
1008 LADIES STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0013-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

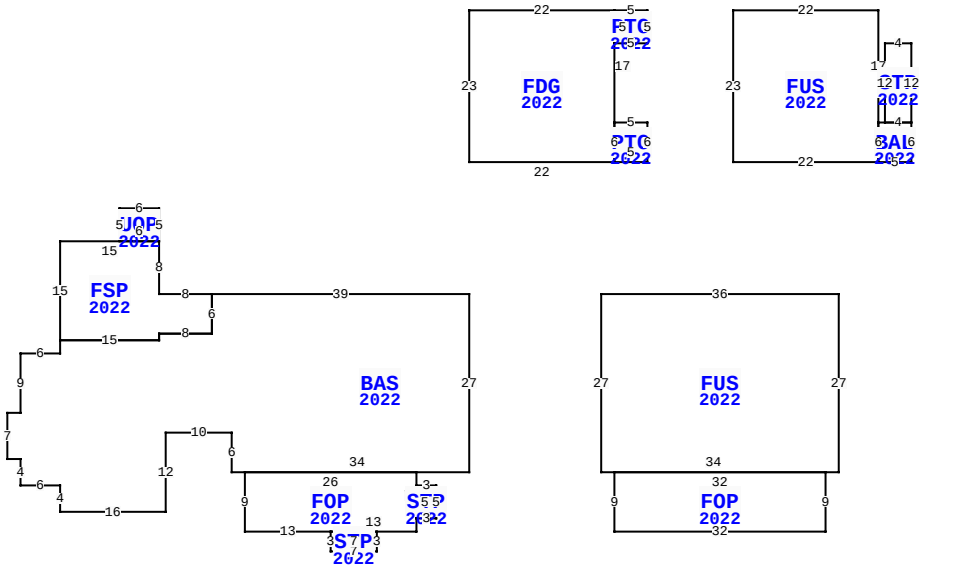
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	30	15	4	498
BAS	1,691	100	1,691	210,631
FDG	506	60	304	37,866
FOP	234	30	70	8,719
FOP	288	30	86	10,712
FSP	273	40	109	13,577
FUS	506	100	506	63,027
FUS	972	100	972	121,072
PTO	25	5	1	125
PTO	30	5	2	249
TOTALS	4,669		3,760	468,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,760	104.8950	124.56	468,346	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 3169 HX Base Yr 2023



** This building has 14 Sub-Areas

1008 LADIES ST, 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		468,346
TOTAL MARKET OB/XF VALUE		18,160
TOTAL LAND VALUE - MARKET		163,100
TOTAL MARKET VALUE		649,606
SOH/AGL Deduction		180,192
ASSESSED VALUE		469,414
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		419,414
TOTAL JUST VALUE		649,606
NCON VALUE		481,653
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211247	NEW CONSTR	0	05/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2550/0215	3/25/2022	WD	Q	I	05	750,000
GRANTOR: VANPUYMBROUCK ROBERT						
GRANTEE: REED NICOLE EMILY &						
2430/0186	2/01/2021	WD	Q	V	05	195,000
GRANTOR: OLD TOWN PROPERTIES L						
GRANTEE: VANPUYMBROUCK ROBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W39 FSP=[YR=2022] W8 N8 UOP=[YR=2022] N5 W6 S5 E6$ W15 S15 E15 N1 E8 N6$ S6 W8 S1 W15 S2 W6 S9 W2 S7 E2 S4 E6 S4 E16 N12 E10 S6 E2 FOP=[YR=2022] S9 E13 STP=[YR=2022] S3 E7 N3 W7$ E13 N2 STP=[YR=2022] E3 N5 W3 S5$ N7 W26$ E34 N27$ PTR=E20 FUS=[YR=2022] E36 S27 W2 FOP=[YR=2022] S9 W32 N9 E32$ W34 N27$ W20$ PTR=N20 FDG=[YR=2022] N23 E22 PTO=[YR=2022] E5 S5 W5 N5$ S17 PTO=[YR=2022] E5 S6 W5 N6$ S6 W22$ PTR=E40 FUS=[YR=2022] N23 E22 S17 BAL=[YR=2022] E1 STR=[YR=2022] N12 E4 S12 W4$ E4 S6 W5 N6$ S6 W22$ W40$ S20$.

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	0855	CONC PAVER	0	100	0	0	960.00	SF	10.00	10.00	100	2022	2022	3	100	9,600	
2	0855	CONC PAVER	0	100	19	4	76.00	SF	10.00	10.00	100	2022	2022	3	100	760	
3	0462	ST/AL FNC	0	100	180	4	720.00	SF	10.00	10.00	100	2022	2022	3	100	7,200	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 18,160

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	OT-1	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