BLK 13 LOTS 10,11 & 12
OLD TOWN S/D UNR

FOSTER JERRY MICHAEL & PAULA STERLING
95425 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0013-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

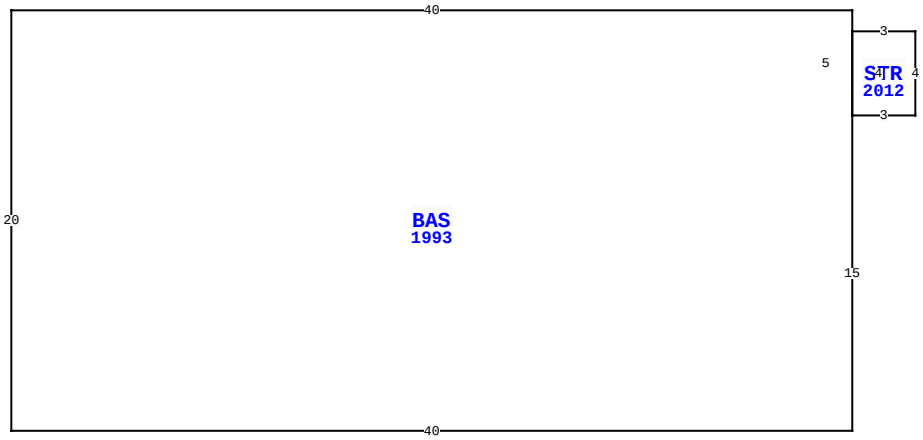
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	78,057
STR	12	10	1	97
TOTALS	812		801	78,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	801	114.4000	103.25	82,703	1960	2010	0	0	0	5.50	94.50

1 SINGLE FAM – 0% - 0 Heated Area: 800 HX Base Yr



406 COMMANDANT 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	78,154
TOTAL MARKET OB/XF VALUE	178
TOTAL LAND VALUE - MARKET	244,650
TOTAL MARKET VALUE	322,982
SOH/AGL Deduction	31,519
ASSESSED VALUE	291,463
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,463
TOTAL JUST VALUE	322,982
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211648	REMODEL	0	04/06/2022
20120281	WINDOWS	3,000	02/21/2012
20052765	FRONT DECK	1,000	10/03/2005
10377	REPAIR/RRF	600	03/14/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2647/69	6/06/2023	QC	U	I	11	100
GRANTOR: FOSTER JERRY M						
GRANTEE: FOSTER JERRY MICHAE						
2491/0886	8/26/2021	QC	U	I	11	100
GRANTOR: STERLING HENRY R SR						
GRANTEE: FOSTER JERRY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S20 E40 N15 STR=[YR=2012] E3N4W3S4$ N5$.

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	0	0	0	66.00	SF	10.00	10.00	100	2005	2005	3	27	178	

LAND DESCRIPTION

TOTAL OB/XF 178

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	0	0010	OT-1	140.00	47.00	139.80	FF		1.00	1.00	0.50	3,500.00	1,750.00	244,650							

REVIEW DATE 07/20/2023 BY TW Total Acres: 0.00 Total Land Value: 244,650 Market: 0 Agricultural: 0 Common: 244,650 PRINTED 08/02/2023 BY SYS