BLOCK 15 LOTS 1 2 & 5
IN OR 2209/202
OLD TOWN

BOARDMAN ROLAND
1122 SAN FERNANDO ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0015-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

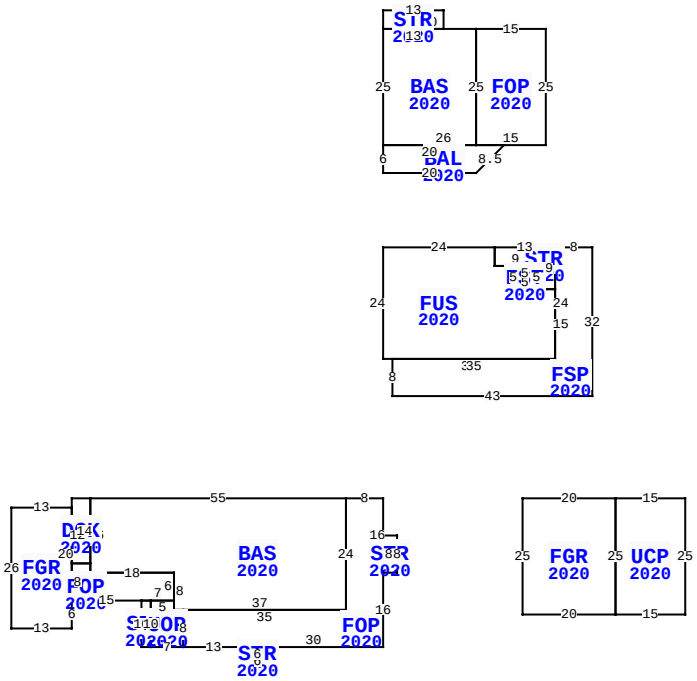
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
BAL	138	15	21	4,101
BAS	500	100	500	97,644
BAS	1,176	100	1,176	229,660
DCK	56	10	6	1,172
FGR	338	55	186	36,323
FGR	500	55	275	53,704
FOP	140	30	42	8,202
FOP	375	30	112	21,872
FOP	536	30	161	31,441
FSP	536	40	214	41,792
TOTALS	5,738		3,604	703,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,604	137.7315	196.27	707,357	2020	2020	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2021 Heated Area: 2467 HX Base Yr



** This building has 19 Sub-Areas

1122 SAN FERNANDO 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		703,820
TOTAL MARKET OB/XF VALUE		31,841
TOTAL LAND VALUE - MARKET		326,200
TOTAL MARKET VALUE		1,061,861
SOH/AGL Deduction		0
ASSESSED VALUE		1,061,861
TOTAL EXEMPTION VALUE	13	1,061,861
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,061,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		927,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190287	CO ISSUED	0	02/20/2020
20190688	NEW CONSTR	0	01/23/2020
20190287	NEW CONSTR	0	05/31/2019
20190288	GARAGE	0	05/31/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2209/0202	7/06/2018	WD	Q	V	01	170,000
GRANTOR: MACHADO RONALD F						
GRANTEE: BOARDMAN ROLAND						
2085/1143	11/17/2016	WD	U	I	16	250,000
GRANTOR: BORNS PATRICIA L						
GRANTEE: MACHADO RONALD F						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W8 BAS=[YR=2020] W55 DCK=[YR=2020] W4 S2
FGR=[YR=2020] W13 S26 E13 N6 FOP=[YR=2020] E15
STR=[YR=2020] S10 E2 UOP=[YR=2020] E7N8 W2 N2 W5 S10 $ N10
W2 $ E7 N6 W18 N2 W4 S8 $ N20 $ S12 E4 N14$S16 E18 S8 E37 N24
$S24 W35S8 E13 STR=[YR=2020] S3 E6N3 W6 $ E30
N16STR=[YR=2020] E3 N8 W3 S8 $ N16 $ PTR = N30 FUS=[YR=2020]
N24 E24 STR=[YR=2020] E13 FSP=[YR=2020] E8 S32 W43 N8 E35
N24 $ S9 W4 FST=[YR=2020] W5 N5 E5 S5 $ N5 W9 N4 $ S4 E4 S5
E9 S15 W37 $ S30 $ PTR= E30 FGR=[YR=2020] E20 UCP=[YR=2020]
E15 S25 W15 N25 $ S25 W20N25 $ W30 $ PTR= N70 BAL=[YR=2020]
N6 BAS=[YR=2020] N25 STR=[YR=2020] N4 E13 S4 W13 $ E20
FOP=[YR=2020] E15 S25 W15 N25 $ S25 W20 $ E26 D6 L6 W20 $

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	2,186.00	SF	10.00	10.00	100	2020	2020	3	99	21,641	
2	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2020	2020	3	100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 31,841

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	93.00	93.00	93.20	FF		1.00	1.00	1.00	3,500.00	3,500.00	326,200							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 326,200 Market: 0 Agricultural: 0 Common: 326,200 PRINTED 08/02/2023 BY SYS