BLOCK 16 LOT 8
OLD TOWN

SALA ISABELLE ANNE/SALA ROBERT & LISA
1111 SOMERUELUS ST
FERNANDINA BEACH, FL 32011

2023

00-00-31-1580-0016-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

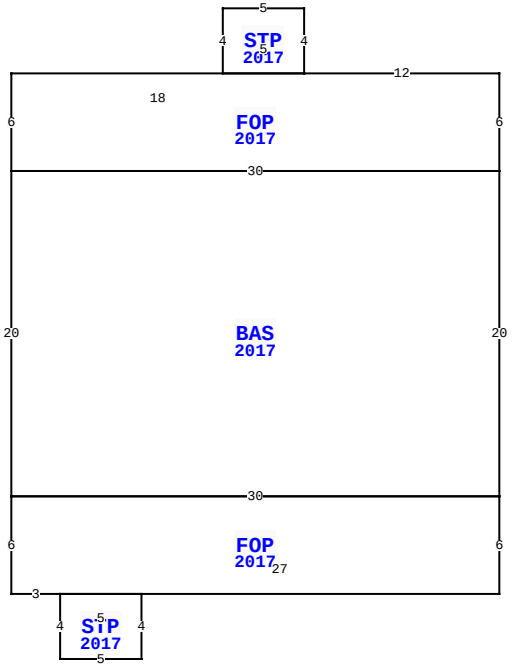
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	88,482
FOP	180	30	54	7,963
FOP	180	30	54	7,963
STP	20	10	2	295
STP	20	10	2	295
TOTALS	1,000		712	104,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	712	126.7200	150.48	107,142	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2022 Heated Area: 600 HX Base Yr 2022



1111 SOMERUELUS 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		104,999
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		163,100
TOTAL MARKET VALUE		268,099
SOH/AGL Deduction		26,583
ASSESSED VALUE		241,516
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		191,516
TOTAL JUST VALUE		268,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170896	CO ISSUED	0	12/29/2017
20170896	NEW CONSTR	76,428	03/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2495/1205	9/10/2021	WD	Q	I	01	285,000
GRANTOR: SKIPPER JAMES E JR						
GRANTEE: SALA ISABELLE A & R						
1727/1657	3/04/2011	WD	U	V	38	25,000
GRANTOR: GOLDMAN LOUIS E JR &						
GRANTEE: SKIPPER JAMES E JR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W12 STP=[YR=2017] N4 W5 S4 E5$ W18 S6
BAS=[YR=2017] S20 FOP=[YR=2017] S6 E3 STP=[YR=2017] S4 E5 N4 W5$ E27 N6 W30$ E30 N20 W30$ E30 N6$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	47.00	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