BLOCK 16 LOTS 11 & 12
IN OR 2063/985
OLD TOWN

PONGETTI GARY A & PHYLLIS M
1102 WHITE STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0016-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

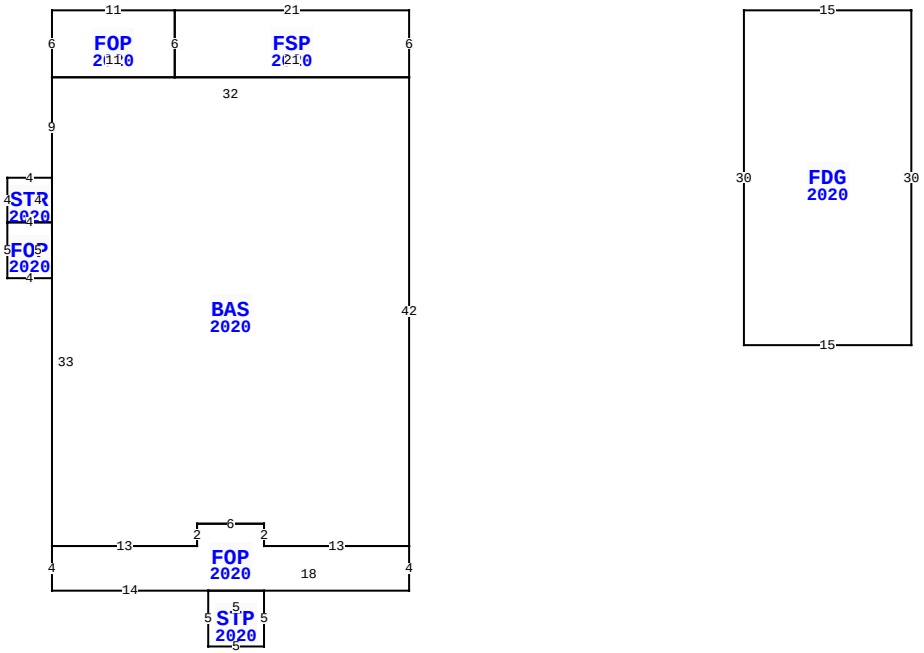
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,332	100	1,332	193,898
FDG	450	60	270	39,303
FOP	20	30	6	874
FOP	66	30	20	2,911
FOP	140	30	42	6,114
FSP	126	40	50	7,278
STP	25	10	2	292
STR	16	10	2	292
TOTALS	2,175		1,724	250,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,724	123.2000	146.30	252,221	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 1332 HX Base Yr 2021



1102 WHITE 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		250,960
TOTAL MARKET OB/XF VALUE		1,311
TOTAL LAND VALUE - MARKET		163,100
TOTAL MARKET VALUE		415,371
SOH/AGL Deduction		67,475
ASSESSED VALUE		347,896
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		292,896
TOTAL JUST VALUE		415,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190424	CO ISSUED	0	02/26/2020
20190424	NEW CONSTR	0	07/25/2019
20190425	DET GAR	0	07/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2063/0985	8/05/2016	WD	Q	V	01	61,900
GRANTOR: WHITESIDES R E JR & J						
GRANTEE: PONGETTI GARY A & P						
0990/1841	6/08/2001	WD	Q	V		33,000
GRANTOR: HOWE KATHRYN A						
GRANTEE: SAPP BRENDA D						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W21 FOP=[YR=2020] W11 S6 BAS=[YR=2020] S9 STR=[YR=2020] W4 S4 FOP=[YR=2020] S5 E4 N5 W4 $ E4 N4 $ S33 FOP=[YR=2020] S4 E14 STP=[YR=2020] S5 E5 N5 W5 $ E18 N4 W13 N2 W6 S2 W13 $ E13 N2 E6 S2 E13 N42 W32 $ E11 N6 $ S6 E21 N6 $ PTR= E30 FDG=[YR=2020] E15 S30 W15 N30 $ W30$.

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	1241	WD DECK G	0	100	4	30	120.00	UT	11.50	11.50	100	2020	2020	3	95	1,311	

LAND DESCRIPTION

TOTAL OB/XF 1,311

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