BLK 17 LOTS 1 9 10 & N1/2 OF
LOTS 11 & 12 & ALL OF
UNDIVIDED BLK 35 IN OR 111/102

WEST JAMES R & VERA F L/E/
415 ESTRADA ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0017-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

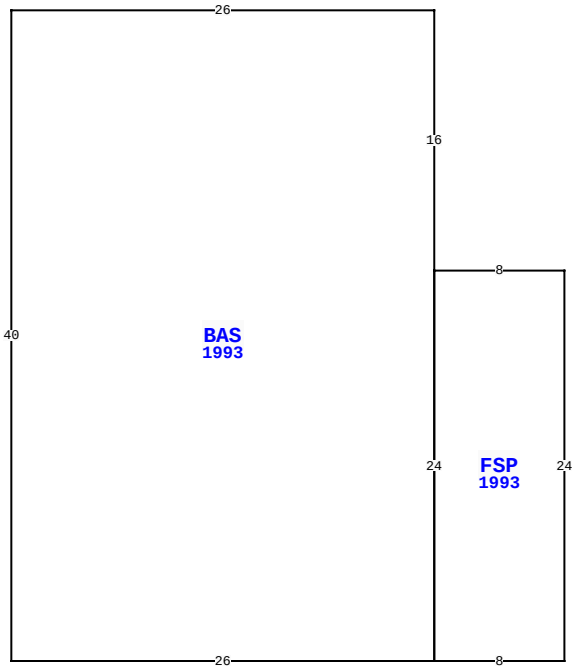
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD 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	1,040	100	1,040	72,986
FSP	192	40	77	5,404
TOTALS	1,232		1,117	78,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,117	96.0000	86.64	96,777	1935	1975	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 0 Heated Area: 1040 HX Base Yr



415 ESTRADA 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		78,389
TOTAL MARKET OB/XF VALUE		11,575
TOTAL LAND VALUE - MARKET		320,000
TOTAL MARKET VALUE		409,964
SOH/AGL Deduction		312,268
ASSESSED VALUE		97,696
TOTAL EXEMPTION VALUE	HX HB SX	97,696
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		409,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100014	REPAIR/RRF	2,000	01/06/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0923/0577	3/08/2000	QC	U	I	01	100
GRANTOR: WEST JAMES R & VERA F						
GRANTEE: WEST JAMES R & VERA						
0866/1427	2/08/1999	QC	U	I	18	100
GRANTOR: WEST JAMES R & VERA F						
GRANTEE: WEST JAMES R & VERA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W8 BAS=[YR=1993] N16 W26 S40 E26 N24 $ S24 E8 N24 $.

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	0510	GARAGE WD-	0	100	55	17	935.00	SF	35.00	35.00	100	1935	1935	3	20	6,545	
2	0510	GARAGE WD-	0	100	19	21	399.00	SF	35.00	35.00	100	1935	1935	3	20	2,793	
3	0940	SHEDS/PORT	0	100	11	8	88.00	SF	30.00	30.00	100	1935	1935	3	20	528	
4	0350	CARPORT WD	0	100	25	13	325.00	SF	8.58	8.58	100	1935	1935	3	20	558	
5	1242	WD DECK A	0	100	40	7	280.00	SF	10.00	10.00	100	1980	1980	3	20	560	
6	0819	CONC 12"	0	100	3	4	12.00	SF	9.50	9.50	100	1960	1960	3	20	23	
7	1242	WD DECK A	0	100	71	4	284.00	SF	10.00	10.00	100	1980	1980	3	20	568	

LAND DESCRIPTION

TOTAL OB/XF 11,575

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	000130	C	SFR WATER	100	0010	OT-1	70.00	186.00	70.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	245,000							
2	000130	C	SFR WATER	100	0010		0.00	0.00	1.00	UT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 320,000 Market: 0 Agricultural: 0 Common: 320,000 PRINTED 08/02/2023 BY SYS