BLK 18 LOTS 3 & 4
IN OR 2358/1476
OLD TOWN S/D UNR

VILLA MICHAEL W & JESSICA L
921 LADIES ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0018-0030

BUILDING CHARACTERISTICS

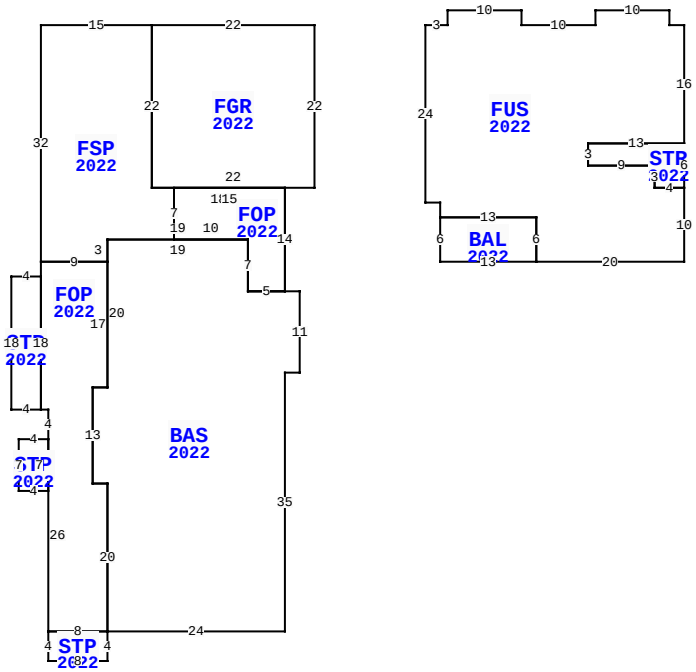
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
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	78	15	12	2,551
BAS	1,285	100	1,285	273,165
FGR	484	55	266	56,546
FOP	140	30	42	8,928
FOP	394	30	118	25,084
FSP	623	40	249	52,932
FUS	1,015	100	1,015	215,769
STP	28	10	3	638
STP	32	10	3	638
STP	72	10	7	1,488
TOTALS	4,202		3,005	638,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,005	149.1780	212.58	638,803	2022	2022	0	0	0	0.00	100.00

1 SFR CUST - 100% - 2023 Heated Area: 2300 HX Base Yr 2023



** This building has 11 Sub-Areas

921 LADIES 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		638,803
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		163,100
TOTAL MARKET VALUE		803,903
SOH/AGL Deduction		0
ASSESSED VALUE		803,903
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		753,903
TOTAL JUST VALUE		803,903
NCON VALUE		639,101
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210973	NEW CONSTR	0	03/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2358/1476	5/04/2020	WD	Q	V	05	300,000
GRANTOR: OLD TOWN PROPERTIES L						
GRANTEE: VILLA MICHAEL W & J						
2165/1818	12/21/2017	SW	U	V	11	100
GRANTOR: KAVANAUGH ANNE B						
GRANTEE: OLD TOWN PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W22 FSP=[YR=2022] W15 S32 FOP=[YR=2022] S2 STP=[YR=2022] W4 S18 E4 N18$ S18 E1 S4 STP=[YR=2022] W4 S7 E4 N7$ S26 STP=[YR=2022] S4 E8 N4 W8 $ E8 BAS=[YR=2022] E24 N35 E2 N11 W2 FOP=[YR=2022] N14 W15 S7 E10 S7 E5$ W5 N7 W19 S20 W2 S13 E2 S20$ N20 W2 N13 E2 N17 W9$ E9 N3 E19 S7E5 N14 W18 N22$ S22 E22 N22$ PTR=E15 FUS=[YR=2022] E3 N2E10 S2 E10 N2 E10 S2 E2 S16 STR=[YR=2022] S6 W4 N3 W9 N3 E13$ W13 S3 E9 S3 E4 S10 W20 BAL=[YR=2022] W13 N6 E13 S6$ N6 W13 N2 W2 N24$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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		46.00	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