BLK 19 LOTS 11 & 12
IN OR 2228/1116
OLD TOWN S/D UNR

MORTON J TANDY & WANDA W
1003 LADIES STREET
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1580-0019-0120**

## BUILDING CHARACTERISTICS

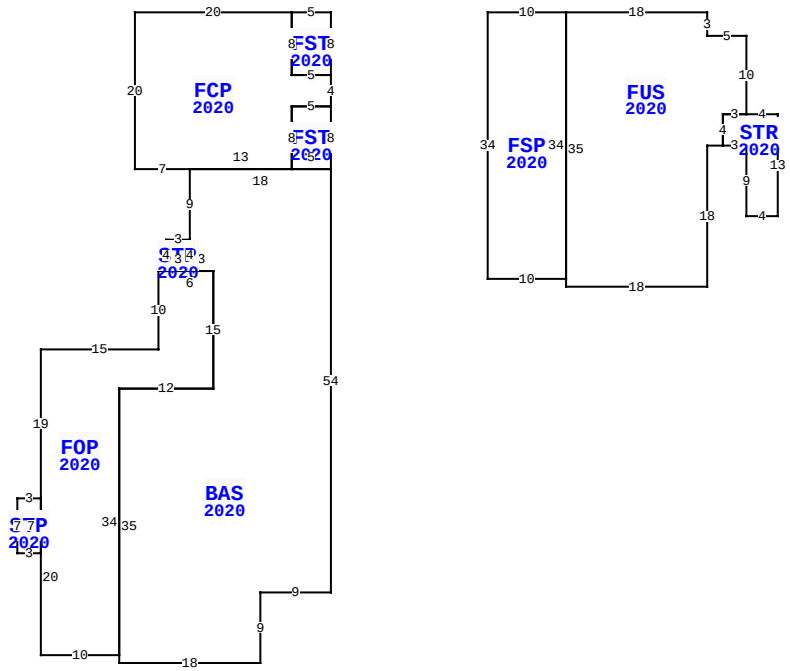
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 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 |
|---|---|---|---|---|
| BAS | 1,323 | 100 | 1,323 | 298,095 |
| FCP | 420 | 25 | 105 | 23,658 |
| FOP | 520 | 30 | 156 | 35,149 |
| FSP | 340 | 40 | 136 | 30,643 |
| FST | 40 | 55 | 22 | 4,957 |
| FST | 40 | 55 | 22 | 4,957 |
| FUS | 688 | 100 | 688 | 155,019 |
| STP | 12 | 10 | 1 | 225 |
| STP | 21 | 10 | 2 | 451 |
| STR | 64 | 10 | 6 | 1,352 |
| TOTALS | 3,468 | | 2,461 | 554,507 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 2,461 | 158.9126 | 226.45 | 557,293 | 2020 | 2020 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SFR CUST – 100% - 2021 Heated Area: 2011 HX Base Yr 2021




1003 LADIES ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 554,507 |
| TOTAL MARKET OB/XF VALUE | | 3,888 |
| TOTAL LAND VALUE - MARKET | | 163,100 |
| TOTAL MARKET VALUE | | 721,495 |
| SOH/AGL Deduction | | 271,528 |
| ASSESSED VALUE | | 449,967 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 399,967 |
| TOTAL JUST VALUE | | 721,495 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 508,775 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20221942 | NEW CONSTR | 0 | 04/20/2022 |
| 20190317 | NEW CONSTR | 0 | 06/17/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2228/1116 | 10/05/2018 | WD | Q | V | 01 | 115,000 |
| GRANTOR: OLD TOWN PROPERTIES L | | | | | | |
| GRANTEE: MORTON J TANDY & WA | | | | | | |
| 2165/1818 | 12/21/2017 | SW | U | V | 11 | 100 |
| GRANTOR: KAVANAUGH ANNE B | | | | | | |
| GRANTEE: OLD TOWN PROPERTIES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=2020] W5 FCP=[YR=2020] W20 S20 E7 BAS=[YR=2020] S9 STP=[YR=2020] W3 S4 FOP=[YR=2020] W1 S10 W15 S19 STP=[YR=2020] W3 S7 E3 N7$ S20 E10 N34 E12 N15 W6$ E3 N4$ S4 E3 S15 W12 S35 E18 N9 E9 N54 FST=[YR=2020] N8 W5 S8 E5$ W18$ E13 N8 E5 N4 W5 N8$ S8 E5 N8$ PTR= E20 FSP=[YR=2020] E10 FUS=[YR=2020] E18 S3 E5 S10 STR=[YR=2020] E4 S13 W4 N9 W3 N4 E3$ W3 S4 W2 S18 W18 N35$ S34 W10 N34$ 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 | 0825 | BRICK | 0 | 100 | 0 | 0 | 174.00 | SF | 12.50 | 12.50 | 100 | 2020 | 2020 | 3 | 100 | 2,175 | |
| 2 | 0825 | BRICK | 0 | 100 | 0 | 0 | 110.00 | SF | 12.50 | 12.50 | 100 | 2020 | 2020 | 3 | 100 | 1,375 | |
| 3 | 0825 | BRICK | 0 | 100 | 0 | 0 | 27.00 | SF | 12.50 | 12.50 | 100 | 2020 | 2020 | 3 | 100 | 338 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,888

| 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