BLOCK 22 LOTS 4 & 5
IN OR 2129/146
OLD TOWN

SPRINGER ROBERT H III
1127 WHITE STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0022-0040

BUILDING CHARACTERISTICS

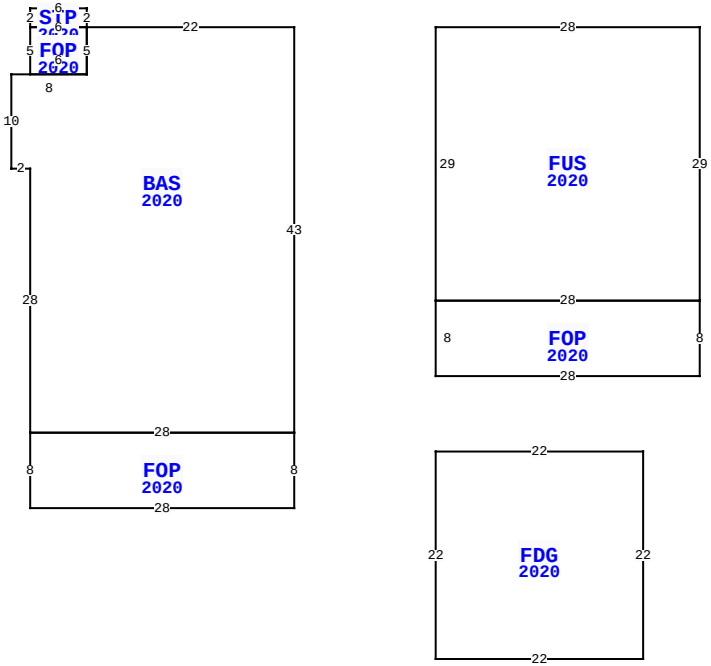
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,194	100	1,194	190,465
FDG	484	60	290	46,261
FOP	30	30	9	1,436
FOP	224	30	67	10,687
FOP	224	30	67	10,687
FUS	812	100	812	129,529
STP	12	10	1	159
TOTALS	2,980		2,440	389,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,440	112.5040	160.32	391,181	2020	2020	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2021 Heated Area: 2006 HX Base Yr 2021



1127 WHITE 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		389,225
TOTAL MARKET OB/XF VALUE		17,256
TOTAL LAND VALUE - MARKET		163,100
TOTAL MARKET VALUE		569,581
SOH/AGL Deduction		140,513
ASSESSED VALUE		429,068
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		379,068
TOTAL JUST VALUE		569,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190402	NEW CONSTR	0	07/23/2019
20190403	GARAGE	0	07/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2129/0146	6/23/2017	WD	Q	V	01	65,000
GRANTOR: OLD OBION LLC						
GRANTEE: SPRINGER ROBERT H I						
1993/1155	7/27/2015	CT	U	V	18	50,000
GRANTOR: CLERK OF COURT						
GRANTEE: OLD BION LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W22 STP=[YR=2020] N2 W6 S2 FOP=[YR=2020] S5 E6 N5 W6$ E6$ S5 W8 S10 E2 S28 FOP=[YR=2020] S8 E28 N8 W28$ E28 N43$ PTR=E15 FUS=[YR=2020] E28 S29 FOP=[YR=2020] S8 W28 N8 E28$ W28 N29$ W15$ PTR=E15 S45 FDG=[YR=2020] E22 S22 W22 N22$ N45 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	0855	CONC PAVER	0	100	0	0	1,743.00	SF	10.00	10.00	100	2020	2020	3	99	17,256	

LAND DESCRIPTION

TOTAL OB/XF 17,256

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