BLOCK 22 LOT 6
IN OR 2111/104
OLD TOWN

PERNA LANCE E & LISA M
1133 WHITE STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0022-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

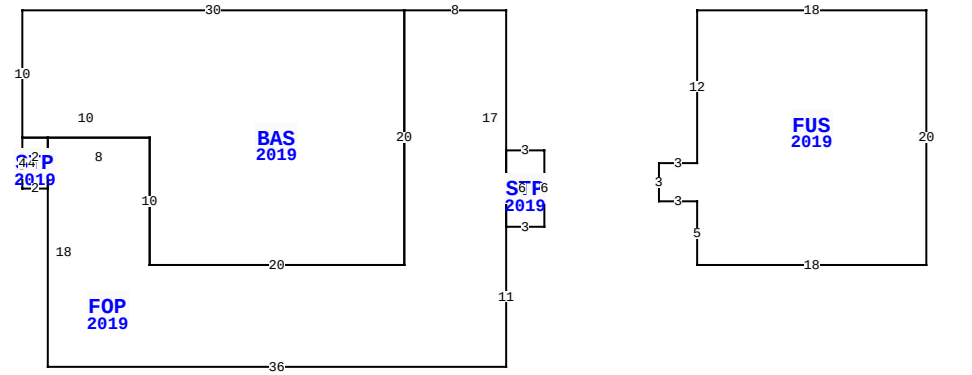
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	500	100	500	98,881
FOP	528	30	158	31,246
FUS	369	100	369	72,974
STP	8	10	1	198
STP	18	10	2	396
TOTALS	1,423		1,030	203,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,030	140.1840	199.76	205,753	2019	2019	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2020 Heated Area: 869 HX Base Yr 2020



1133 WHITE 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		203,695
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		163,100
TOTAL MARKET VALUE		366,795
SOH/AGL Deduction		149,813
ASSESSED VALUE		216,982
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,982
TOTAL JUST VALUE		366,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182597	NEW CONSTR	114,604	07/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2111/0104	3/31/2017	WD	Q	V	02	65,000

GRANTOR: OLD OBION LLC
GRANTEE: PERNA LANCE E & LIS

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W8 BAS=[YR=2019] W30 S10 STP=[YR=2019] S4 E2 N4 W2$ E10 S10 E20 N20$ S20 W20 N10 W8 S18 E36 N11 STP=[YR=2019] E3 N6 W3 S6$ N17$ PTR=E15 FUS=[YR=2019] E18 S20 W18 N5 W3 N3 E3 N12$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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