BLK 23 LOTS 5 & 6 &
E1/2 OF ABND R/W BY
OR 668/1758 LYING W THEREOF

WESTHOUSE ROBERT & DEBORAH
1122 WHITE ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0023-0050

BUILDING CHARACTERISTICS

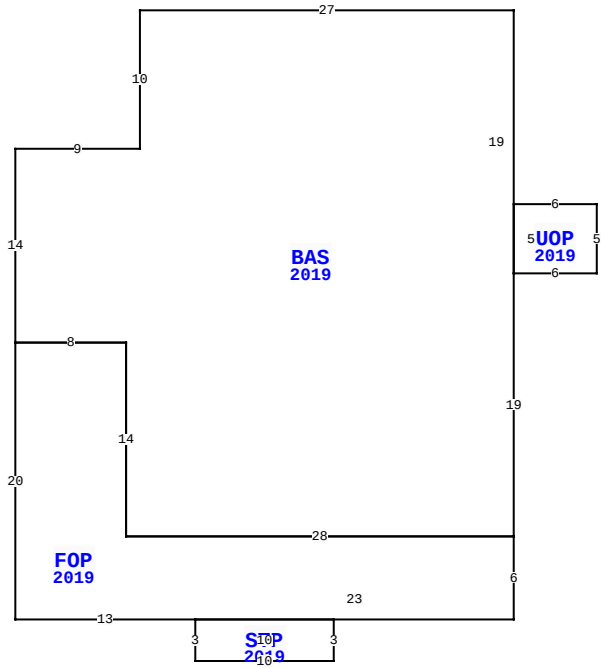
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,166	100	1,166	185,041
FOP	328	30	98	15,552
STP	30	10	3	476
UOP	30	20	6	952
TOTALS	1,554		1,273	202,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,273	134.9920	160.30	204,062	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2020 Heated Area: 1166 HX Base Yr 2020



1122 WHITE 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		202,021
TOTAL MARKET OB/XF VALUE		4,673
TOTAL LAND VALUE - MARKET		163,200
TOTAL MARKET VALUE		369,894
SOH/AGL Deduction		135,386
ASSESSED VALUE		234,508
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,508
TOTAL JUST VALUE		369,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2177/1895	9/17/2017	WD	U	V	11	100
GRANTOR: PEONIAS LLC						
GRANTEE: WESTHOUSE ROBERT &						
2147/0714	9/19/2017	WD	Q	V	01	62,000
GRANTOR: PEONIAS LLC						
GRANTEE: WESTHOUSE ROBERT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W27 S10 W9 S14 FOP=[YR=2019] S20 E13
STP=[YR=2019] S3 E10 N3 W10$ E23 N6 W28 N14 W8$ E8 S14 E28
N19 UOP=[YR=2019] E6 N5 W6 S5$ N19$.

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	472.00	SF	10.00	10.00	100	2019	2019	3	99	4,673	

LAND DESCRIPTION

TOTAL OB/XF 4,673

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							
2	009400	C	RIGHTOFWAY	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 163,200 Market: 0 Agricultural: 0 Common: 163,200 PRINTED 08/02/2023 BY SYS