BLOCK 30 LOTS 5 7 8 9 10 11 &
12
ESMT OR 1611/1938

ZIEGLER WILLIAM & JACKQUELINE
1267 PONTE VEDRA BLVD
PONTE VEDRA BEACH, FL 32082

2023

00-00-31-1580-0030-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

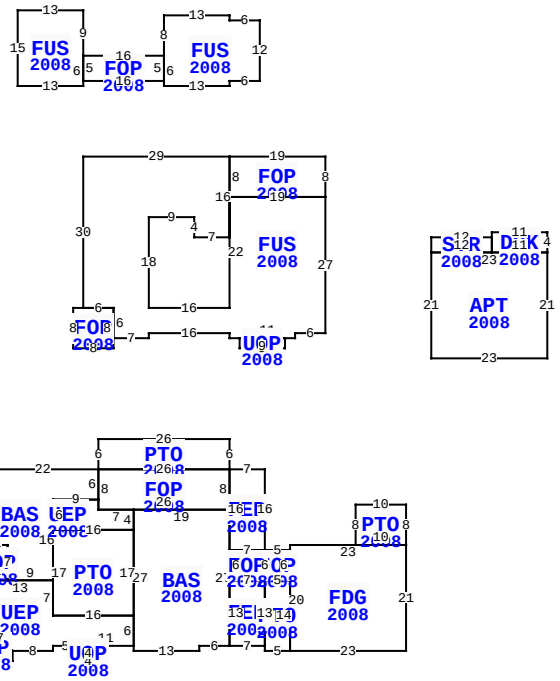
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	16	EPOXY STRP 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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
APT	483	100	483	96,238
BAS	312	100	312	62,167
BAS	526	100	526	104,807
DCK	44	10	4	797
FDG	483	60	290	57,783
FEP	91	80	73	14,545
FEP	112	80	90	17,932
FOP	28	30	8	1,594
FOP	30	30	9	1,793
FOP	37	30	11	2,192
TOTALS	5,391		3,926	782,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,926	149.8689	213.56	838,437	2008	2008	0	0	0	6.70	93.30

1 SFR CUST – 100% - 0 Heated Area: 3028 HX Base Yr



** This building has 27 Sub-Areas

1010 SOMERUELUS 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		782,262
TOTAL MARKET OB/XF VALUE		28,573
TOTAL LAND VALUE - MARKET		489,300
TOTAL MARKET VALUE		1,300,135
SOH/AGL Deduction		359,288
ASSESSED VALUE		940,847
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		890,847
TOTAL JUST VALUE		1,300,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		915,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2622/0358	2/28/2023	WD	Q	I	01	1,625,000
GRANTOR: HARRIS HENRY & TAMARA						
GRANTEE: ZIEGLER WILLIAM & J						
2431/0618	2/04/2021	WD	Q	I	01	1,200,000
GRANTOR: ANDERSON ERIK H & COU						
GRANTEE: HARRIS HENRY & TAMA						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2008] N16 W29 S30FOP=[YR=2008] W2 S8 E8 N8 W6 $ E6 S6 E7 N1 E16 S1 E2 UOP=[YR=2008] S2 E9 N2 W9 $ E11 N1 E6 N27 FOP=[YR=2008] N8 W19 S8 E19 $ W19 S22 W16 N18 E9 S4 E7 $ PTR= N30 FUS=[YR=2008] N1 E6 N12 W6 N1 W13 S8 FOP=[YR=2008] W16 FUS=[YR=2008] N9 W13 S15 E13 N6 $ S5 E16 N5 $ S6 E13 $ S30 $ PTR= E40 STR=[YR=2008] E12 DCK=[YR=2008] N1 E11 S4 APT=[YR=2008] S21 W23 N21 E23 $ W11 N3 $ S3 W12 N3 $ W40 $ PTR= S40 PTO=[YR=2008] W26 S6 BAS=[YR=2008] W22 S15 FOP=[YR=2008] S7 UEP=[YR=2008] S9 FOP=[YR=2008] W2 S7 E7 N2 U5 L5 $ R5 D5 E8 N1 E5 UOP=[YR=2008] S3 E4 N3 W4 $ E11 BAS=[YR=2008] S1 E13 N1 E6 FEP=[YR=2008] E7 PTO=[YR=2008] S1 E5 FDG=[YR=2008] E23 N21 PTO=[YR=2008] N8

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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2008	2008	3	40	400	
2	0855	CONC PAVER	0	100	0	0	139.00	SF	10.00	10.00	100	2008	2008	3	90	1,251	
3	0855	CONC PAVER	0	100	18	25	450.00	SF	10.00	10.00	100	2008	2008	3	90	4,050	
4	0855	CONC PAVER	0	100	0	0	288.00	SF	10.00	10.00	100	2008	2008	3	90	2,592	
5	0920	CWALL-WD/M	0	100	0	0	130.00	LF	390.00	390.00	100	2008	2008	3	40	20,280	

LAND DESCRIPTION

TOTAL OB/XF 28,573

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		93.00	186.00	93.20	FF		1.00	1.00	1.00	3,500.00	3,500.00	326,200							
2	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: 489,300 Market: 0 Agricultural: 0 Common: 489,300 PRINTED 08/02/2023 BY SYS