W 105 FT OF E 132 FT OF S
136 1/2FT OF N 1/2 OF LOT 4
IN OR 2367/1433

FOX GEORGE K & MICHELE O L/E/
1524 CALHOUN ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0004-0080

BUILDING CHARACTERISTICS

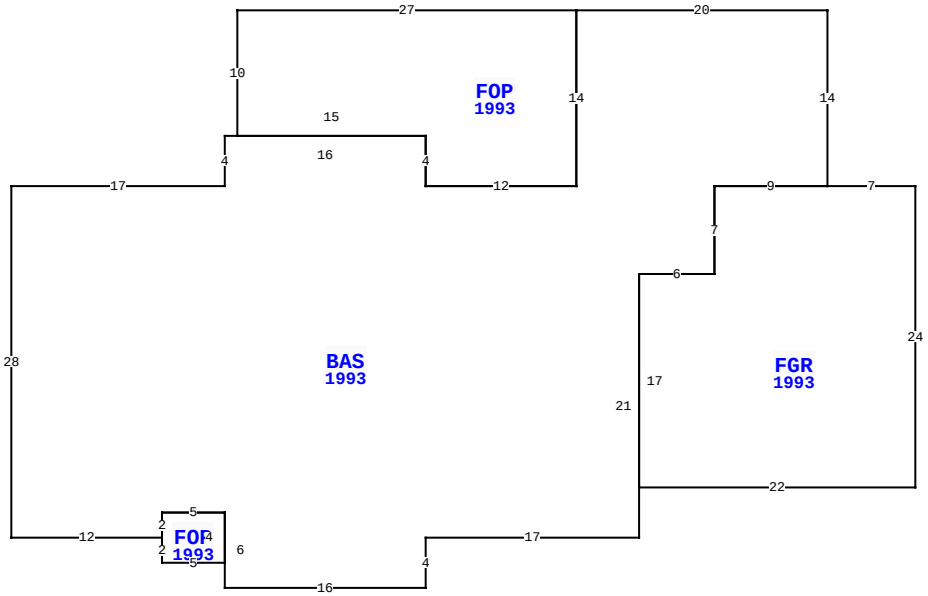
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	23	REINF CONC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	1,840	163,676
FGR	486	55	267	23,751
FOP	20	30	6	534
FOP	318	30	95	8,451
TOTALS	2,664		2,208	196,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,208	113.6800	102.60	226,541	1977	1995	0	0	0	13.30	86.70

1 SINGLE FAM – 100% - 2012 Heated Area: 1840 HX Base Yr 2012



1524 CALHOUN ST, FERNANDINA BEACH

BLD DATE	04/08/2015 KK	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		196,411
TOTAL MARKET OB/XF VALUE		13,880
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		435,291
SOH/AGL Deduction		245,084
ASSESSED VALUE		190,207
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		140,207
TOTAL JUST VALUE		435,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051614	REPAIR/RRF	3,000	04/18/2005
20041634	XFOB	2,000	09/13/2004
984450	REPAIR/RRF	2,100	10/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2367/1433	6/10/2020	LE	U	I	11	100
GRANTOR: FOX GEORGE K & MICHEL						
GRANTEE: FOX RONALD PATRICK						
1770/0687	12/15/2011	WD	U	I	38	180,000
GRANTOR: ARBO STEPHEN P						
GRANTEE: FOX GEORGE K & MICH						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W7 BAS=[YR=1993] N14 W20 FOP=[YR=1993] W27 S10 E15 S4 E12 N14 $ S14 W12 N4 W16 S4 W17 S28 E12 FOP=[YR=1993] S2 E5 N4 W5 S2$ N2 E5 S6 E16 N4 E17 N21 E6 N7 E9$ W9 S7 W6 S17 E22 N24$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	42	1,470	
2	0810	CONCRETE A	0	100	50	6	300.00	SF	6.50	6.50	100	1977	1977	3	29	566	
3	0810	CONCRETE A	0	100	0	0	2,135.00	SF	6.50	6.50	100	1980	1980	3	35	4,857	
4	0825	BRICK	0	100	0	0	665.00	SF	8.75	8.75	100	1993	1993	3	90	5,237	
5	1242	WD DECK A	0	100	27	27	729.00	SF	10.00	10.00	100	2004	2004	3	24	1,750	

LAND DESCRIPTION

TOTAL OB/XF 13,880

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	0006	R-1	105.00	137.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 07/13/2020 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS