

PT OF OUTLOT 228
IN OR 2321/889
OUTLOTS

PLEDGER JAMES R II & JULIE L
1809 BEECH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0228-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

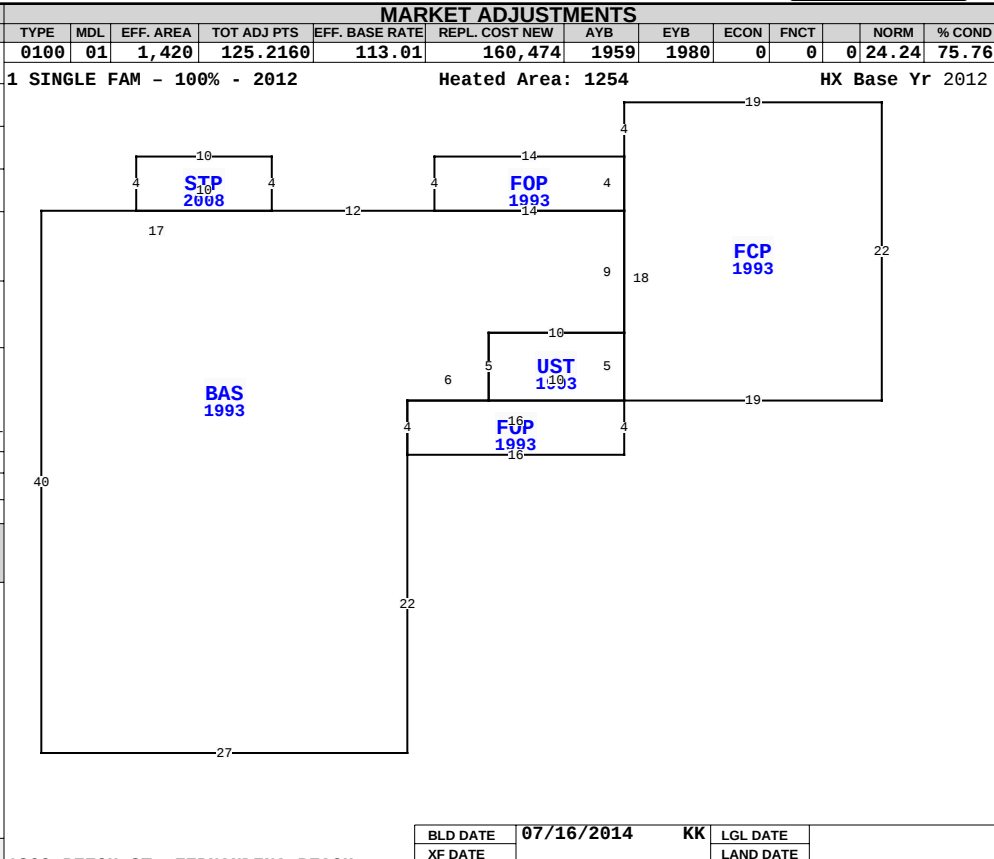
MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,254	100	1,254	107,363
FCP	418	25	104	8,904
FOP	56	30	17	1,455
FOP	64	30	19	1,627
STP	40	10	4	342
UST	50	45	22	1,883

TOTALS	1,882		1,420	121,575
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	83	10	830.00	SF	6.50
2	0810	CONCRETE A	0	100	17	4	68.00	SF	6.50
3	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50
4	0825	BRICK	0	100	8	4	32.00	SF	12.50
6	0825	BRICK	0	100	23	4	92.00	SF	12.50
8	1076	TRELLIS A	0	100	8	6	48.00	SF	7.50
9	1242	WD DECK A	0	100	0	0	520.00	SF	10.00
10	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00



BLD DATE	07/16/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

LAND DESCRIPTION										TOTAL OB/XF										7,562	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000100	C	SFR	100	0006	R-1A	99.00	109.00	99.00	FF		1.00	1.00	1.00	2,400.00	2,400.00	2				
REVIEW DATE		06/18/2019		BY	DJA		Total Acres: 0.00		Total Land Value: 237,600				Market: 0		Agricultural: 0						

NASSAU COUNTY PROPERTY										PAGE 1 of 1										2
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 2										
BUILDING MARKET VALUE										Tax Dist:										
TOTAL MARKET OB/XF VALUE										121,575										
TOTAL LAND VALUE - MARKET										7,562										
TOTAL MARKET VALUE										237,600										
SOH/AGL Deduction										366,737										
ASSESSED VALUE										190,612										
TOTAL EXEMPTION VALUE										HX HB										
BASE TAXABLE VALUE										176,125										
TOTAL JUST VALUE										50,000										
NCON VALUE										126,125										
INCOME VALUE										366,737										
PREVIOUS YEAR MKT VALUE										0										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052808	REPAIR/RRF	8,000	10/07/2005
20042090	REPAIR/RRF	6,000	11/08/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2321/0889	11/26/2019	QC	U	I	11		100
GRANTOR: PLEDGER JULIE L F/K/A							
GRANTEE: PLEDGER JAMES R II							
2126/0093	6/02/2017	WD	U	I	11		100
GRANTOR: CREW BRYAN A & JEANNE							
GRANTEE: LEWIS JULIE L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FCP=[YR=1993] W19 S4 FOP=[YR=1993] W14 S4 BAS=[YR=1993] W12STP=[YR=2008] N4 W10 S4 E10 \$W17 S40 E27 N22 FOP=[YR=1993] E16 N4 W16 S4\$ N4 E6 UST=[YR=1993] E10 N5 W10 S5\$ N5 E10 N9 W14\$ E14 N4\$ S18 E19 N22\$.									