

LOT 5
IN OR 2212/107
SHADY WOOD PB 5/277

LUTTERMOSER DAVID J
1301 DATE ST
FERNANDINA BEACH, FL 32035

2023

00-00-31-1688-0005-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	15	CONC BLOCK 70	0100	01	1,193	115.7000	104.42	124,573	1990	1990	0	0	0 16.00	84.00	STANDARD														
Exterior Wall	17	CB STUCCO 30	1 SINGLE FAM - 0% - 0													Heated Area: 988 HX Base Yr													
Roof Structure	03	GABLE/HIP 100	13 38 26 26 38 16 16 4 4																										
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		1 100																											
Frame	03	MASONRY 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																						
NEIGHBORHOOD/LOC			1009.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	988	100	988	86,660																									
FGR	338	55	186	16,314																									
FOP	64	30	19	1,667																									
TOTALS			1,390	1,193	104,641																								
EXTRA FEATURES															1301 DATE ST, FERNANDINA BEACH														
L N	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	0810	CONCRETE A	0	0	10	52	520.00	SF	6.50	6.50	100	1990	1990	3	62	2,096													
2	0810	CONCRETE A	0	0	3	19	57.00	SF	6.50	6.50	100	1990	1990	3	62	230													
3	0810	CONCRETE A	0	0	12	16	192.00	SF	6.50	6.50	100	1995	1995	3	72	899													
4	0810	CONCRETE A	0	0	4	3	12.00	SF	6.50	6.50	100	1990	1990	3	62	48													
5	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	1995	1995	3	72	117													
6	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	100	2008	2008	3	40	576													
LAND DESCRIPTION															TOTAL OB/XF 3,966														
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	0	0006	R-2	75.00	92.00	75.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	120,000												
REVIEW DATE 09/28/2018 BY DJX Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2212/0107	7/13/2018	WD	Q	I	01	190,000
GRANTOR: COLSON JANICE S						
GRANTEE: LUTTERMOSER DAVID J						
1377/0365	12/29/2005	TD	Q	I		142,500
GRANTOR: MERTZ KENNETH A JR &						
GRANTEE: COLSON JANICE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 FGR=[YR=1993] W13 S26 E13 N26 \$ S26
FOP=[YR=2013] S4 E16 N4 W16\$ E38 N26\$.