

LOT 23 (EX S0 6 FT) &
S 6 FT OF LOT 24
IN OR 421/451 & OR 426/630

TUTEN FRANK DAVID
843 MARY ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1700-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	994	100	994	116,872
HXB	132	100	132	15,521
HXB	1,368	100	1,368	160,846
HXG	242	55	133	15,638
HXP	288	30	86	10,111
HXP	288	30	86	10,111

TOTALS	3,312		2,799	329,101
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	45	32	1,440.00	SF	6.50	6.50
2	0810	CONCRETE A	0 100	0	0	682.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	0	0	320.00	SF	6.50	6.50
4	1242	WD DECK A	0 100	10	36	360.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAM	100	0006	R-2	60.00	100.00	1.00

REVIEW DATE	06/01/2018	BY	DJX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,799	110.7840	132.11	369,776	1985	2000	0	0	11.00	89.00
1 DUPLEX - 64.5% - 0											
Heated Area: 2494											
HX Base Yr											
APT 1993 HXB 1993 HXG 1993 HXP 1993 HXB 1993 HXP 1993											

843 MARY ST, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0 100	45	32	1,440.00	SF	6.50	6.50	100	1985	1985	3	49.5	4,633	
2	0810	CONCRETE A	0 100	0	0	682.00	SF	6.50	6.50	100	1988	1988	3	57	2,527	
3	0810	CONCRETE A	0 100	0	0	320.00	SF	6.50	6.50	100	2003	2003	3	84	1,747	
4	1242	WD DECK A	0 100	10	36	360.00	SF	15.00	15.00	100	2003	2003	3	22	1,188	

TOTAL OB/XF										10,095						
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
1	000800	C	MULTI-FAM	100	0006	R-2	60.00	100.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY				STANDARD			
VALUATION BY		Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE						329,101	
TOTAL MARKET OB/XF VALUE						10,095	
TOTAL LAND VALUE - MARKET						300,000	
TOTAL MARKET VALUE						639,196	
SOH/AGL Deduction						416,325	
ASSESSED VALUE						222,871	
TOTAL EXEMPTION VALUE		HX HB				50,000	
BASE TAXABLE VALUE						172,871	
TOTAL JUST VALUE						639,196	
NCON VALUE						0	
INCOME VALUE							
PREVIOUS YEAR MKT VALUE						491,208	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090180	REPLACE SDG & WIN	2,000	02/10/2009
20051352	REROOF W/30YR SHN	4,000	03/03/2005
5677	ADDITION	1,200	11/01/1989
3151	NEW CONSTR	65,800	01/10/1985

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0424/0690	6/01/1984	WD	U	V		100	
GRANTOR:							
GRANTEE:							
0322/0057	9/01/1980	QC	U	V		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES							
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BUILDING DIMENSIONS							
APT=[YR=1993] W36 S38 HXP=[YR=1993] S8 E36 N8 HXB=[YR=1993] N22 W6 HXG=[YR=1993] W11 S22 E11 N22 \$ S22 E6 \$ W36 \$ E19 N22 E17 N16\$ PTR= E15 HXB=[YR=1993] E36 S38 HXP=[YR=1993] S8 W36 N8 E36 \$ W36 N38 \$ W15 \$.							