BLOCK 8 LOTS 5 & 6
IN OR 2117/1534
CITY OF FDNA BEACH

PAGE DAVID P JR & KIMBERLY P
1702 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0008-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

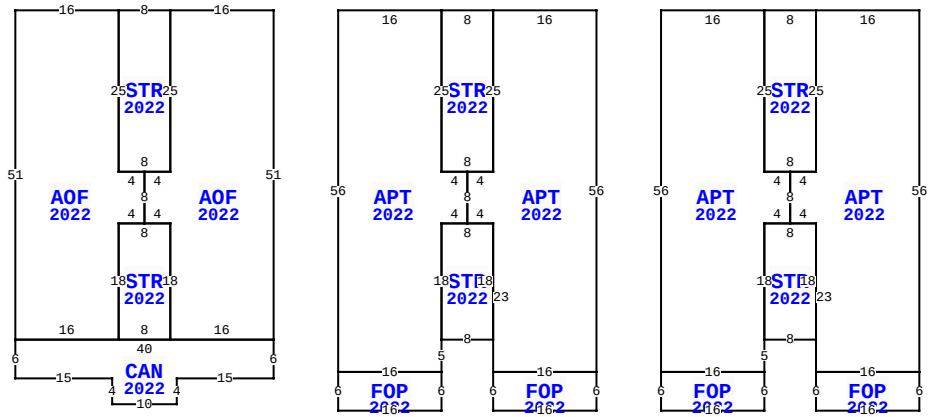
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 60
Roof Cover	12	MODULAR MT 40
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	03	CONC FINSH 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		0 100
Units		6 100
Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	848	100	848	110,851
AOF	848	100	848	110,851
APT	928	100	928	121,308
APT	928	100	928	121,308
APT	928	100	928	121,308
APT	928	100	928	121,308
CAN	280	30	84	10,980
FOP	96	30	29	3,791
FOP	96	30	29	3,791
FOP	96	30	29	3,791
TOTALS	7,104		5,710	746,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2801	03	5,710	117.7618	130.72	746,411	2022	2022	0	0	0	0.00	100.00

1 QUAD PLEX – 0% - 2023 Heated Area: 5408 HX Base Yr



** This building has 17 Sub-Areas

220 N 2ND ST, FERNANDINA BEACH

BLD DATE	10/18/2022 HS	LGL DATE	
XF DATE	10/18/2022 HS	LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	746,411
TOTAL MARKET OB/XF VALUE	58,364
TOTAL LAND VALUE - MARKET	187,500
TOTAL MARKET VALUE	992,275
SOH/AGL Deduction	0
ASSESSED VALUE	992,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	992,275
TOTAL JUST VALUE	992,275
NCON VALUE	804,775
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200068	NEW CONSTR	662,599	01/19/2021
5437	REPAIR/RRF	28,000	06/23/1989
BP4267	N/A	200	04/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2117/1534	4/26/2017	TD	Q	V	01	60,000
GRANTOR: MCCRANIE DANIEL I TRU						
GRANTEE: PAGE DAVID PEYTON J						
1701/1505	9/29/2010	WD	U	V	30	34,000
GRANTOR: ROWE JASON N & S COUR						
GRANTEE: MCCRANIE DANIEL I T						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=2022] W16 STR=[YR=2022] W8 AOF=[YR=2022] W16 S51 CAN=[YR=2022] S6 E15 S4 E10 N4 E15 N6 W40$ E16 STR=[YR=2022] E8 N18 W8 S18$ N18 E4 N8 W4 N25$ S25 E8 N25$ S25 W4 S8 E4 S18 E16 N51$ PTR= E50 APT=[YR=2022] W16 STR=[YR=2022] W8 APT=[YR=2022] W16 S56 FOP=[YR=2022] S6 E16 N6 W16$ E16 N5 STR=[YR=2022] E8 N18 W8 S18$ N18 E4 N8 W4 N25$ S25 E8 N25$ S25 W4 S8 E4 S23 FOP=[YR=2022] S6 E16 N6 W16$ E16 N56$ PTR= E50 APT=[YR=2022] W16 STR=[YR=2022] W8 APT=[YR=2022] W16 S56 FOP=[YR=2022] S6 E16 N6 W16$ E16 N5 STR=[YR=2022] E8 N18 W8 S18$ N18 E4 N8 W4 N25$ S25 E8 N25$ S25 W4 S8 E4 S23 FOP=[YR=2022] S6 E16 N6 W16$ E16 N56$ W50$ W50$.

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	0812	CONCRETE C	0	0	0	0	2,028.00	SF	4.00	4.00	100	2022	2022	3	100	8,112	
2	0446	BOX FNC 6'	0	0	0	0	72.00	LF	20.00	20.00	100	2022	2022	3	100	1,440	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	100	300	
4	0855	CONC PAVER	0	0	0	0	2,306.00	SF	10.00	10.00	100	2022	2022	3	100	23,060	
5	0400	CONC CURB	0	0	0	0	214.00	LF	15.00	15.00	100	2022	2022	3	100	3,210	
6	1126	CB/STC 8"	0	0	49	1	49.00	SF	8.00	8.00	100	2022	2022	3	100	392	
7	0966	FIRE SPRNK	0	0	0	0	6,440.00	SF	3.00	3.00	100	2022	2022	3	100	19,320	
8	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2022	2022	3	100	2,530	

LAND DESCRIPTION

TOTAL OB/XF 58,364

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	000300	C	MULTI-FAM	0	0006	C-3	50.00	125.00	6,250.00	SF		1.00	1.00	1.00	30.00	30.00	187,500							

REVIEW DATE 10/18/2022 BY HS Total Acres: 0.00 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 08/02/2023 BY SYS