

CASTILIAN PROPERTIES INC
120 NORTH 2ND STREET, SUITE A
FERNANDINA BEACH, FL 32034

00-00-31-1800-0009-0060



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 60

Interior Floo08SHT VINYL 40

Air Condition02WINDOW 100

Heating Type02CONVECTION 100

Bedrooms2100

Bathrooms2100

Frame02WOOD FRAME 100

Stories Units2.0100

BUD8 Adjustme02DIST FB 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE1200STORE/OFFICE/RESID

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1004.00

TOTALS1,1481,03879,365

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONECNCTNORM% COND

0100011,038103.000092.9696,4921900198000017.7582.25

1 SINGLE FAM - 0% - 0Heated Area: 960HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE150,239

TOTAL MARKET OB/XF VALUE7,175

TOTAL LAND VALUE - MARKET250,000

TOTAL MARKET VALUE407,414

SOH/AGL Deduction156,974

ASSESSED VALUE250,440

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE250,440

TOTAL JUST VALUE407,414

NCON VALUE0

INCOME VALUE3,664,312

PREVIOUS YEAR MKT VALUE393,815

PERMIT NUMDESCRIPTIONAMTISSUED

20141339COMMUNITY YOGA45006/20/2014

7578REPAIR/RRF90003/16/1993

5673REPAIR/RRF2,95011/01/1989

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CD SALE PRICE

1030/15051/14/2002WDQI205,000

GRANTOR:CALDWELL HAMILTON P I

GRANTEE:CASTILIAN PROPERTIE

0720/084212/20/1994WDQI87,500

GRANTOR:MCLAUCHLAN JAY C

GRANTEE:CALDWELL HAMITON P

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

11242WD DECK A00716112.00SF13.5013.5010019891989320302

21242WD DECK A0000156.00SF13.5013.5010019891989320421

31242WD DECK A0031236.00SF10.0010.001001989198932072

40825BRICK0000743.00SF12.5012.50100197019703585,387

50978SECURTY LT00001.00UT450.00450.0010019901990329131

60446BOX FNC 6'000048.00LF30.0030.0010020022002321302

71076TRELLIS A002010200.00SF7.507.5010020022002332480

80418EXHST FAN00001.00UT400.00400.001001970197032080

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001200CSTORE COMB00006C-350.00125.006,250.00SF1.001.001.0040.0040.00250,000

REVIEW DATE12/04/2018BYKKTotal Acres: 0.00Total Land Value: 250,000Market: 0Agricultural: 0Common: 250,000PRINTED 08/02/2023 BY SYS

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LAND DESCRIPTION									TOTAL OB/XF															0						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
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