BLOCK 14 LOT 26
ESMT OR 1262/74
CITY OF FDNA BEACH

COTTER RALPH E TRUST/
60 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0014-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		6 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	05	Quality Level 05
Occupancy	00	0 100

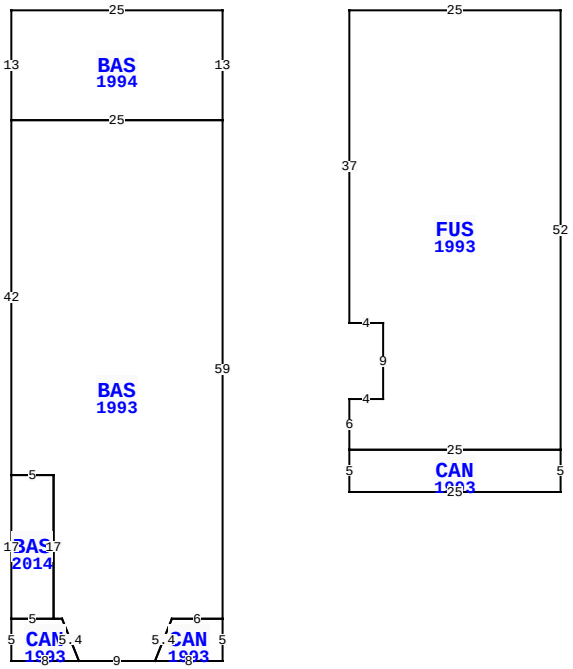
DOR CODE	1800	MULTI STORY OFFICE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,445	100	1,445	214,822
BAS	325	100	325	48,316
BAS	85	100	85	12,637
CAN	35	30	10	1,487
CAN	35	30	10	1,487
CAN	125	30	38	5,649
FUS	1,264	100	1,264	187,913
TOTALS	3,314		3,177	472,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	3,177	120.3384	170.88	542,886	1959	2005	0	0	0	13.00	87.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 3119 HX Base Yr



11 N 4TH ST, FERNANDINA BEACH

BLD DATE	12/30/2021	KK	LGL DATE
XF DATE	12/30/2021	KK	LAND DATE 12/30/2021 KK
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	472,311
TOTAL MARKET OB/XF VALUE	2,584
TOTAL LAND VALUE - MARKET	187,500
TOTAL MARKET VALUE	662,395
SOH/AGL Deduction	44,253
ASSESSED VALUE	618,142
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	618,142
TOTAL JUST VALUE	662,395
NCON VALUE	0
INCOME VALUE	257,186
PREVIOUS YEAR MKT VALUE	561,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100443	ELEC OTHER	4,100	03/15/2010
20100407	ADDITION	33,000	03/08/2010
20051887	REPAIR/RRF	8,000	06/03/2005
20051737	H/AC	8,000	05/05/2005
20051558	REMODEL	9,000	04/12/2005
20051453	REMODEL	150,000	03/23/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2317/1045	11/07/2019	WD	U	I	40	720,000
GRANTOR: BONER EDWARD E JR						
GRANTEE: COTTER RALPH E TRUS						
1262/0072	9/28/2004	WD	Q	I		410,000
GRANTOR: DAVIS CLYDE W & APRIL						
GRANTEE: BONER EDWARD JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W25S13BAS=[YR=1993] S42 BAS=[YR=2014] S17E5N17W5$E5S17 CAN=[YR=1993] W5S5 E8 U5 L2 W1$E1 D5 R2 E9CAN=[YR=1993] E8N5W6 D5 L2 $ U5 R2 E6N59W25$E25N13$ PTR=E15 FUS=[YR=1993] S37E4S9W4S6CAN=[YR=1993] S5 E25N5W25$E25N52W25$ W15$.

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	0810	CONCRETE A	0	0	0	0	200.00	SF	6.50	6.50	100	1959	1959	3	20	260	
2	1242	WD DECK A	0	0	25	20	500.00	SF	10.00	10.00	100	2005	2005	3	27	1,350	
3	0445	BOX FNC 5'	0	0	0	0	9.00	LF	8.10	8.10	100	2005	2005	3	27	20	
4	1242	WD DECK A	0	0	15	3	45.00	SF	10.00	10.00	100	2005	2005	3	27	122	
5	0098	AWNING MTL	0	0	23	4	92.00	SF	13.00	13.00	100	2005	2005	3	27	323	
6	0098	AWNING MTL	0	0	15	2	45.00	SF	13.00	13.00	100	2005	2005	3	27	158	
7	0098	AWNING MTL	0	0	25	4	100.00	SF	13.00	13.00	100	2005	2005	3	27	351	

LAND DESCRIPTION

TOTAL OB/XF 2,584

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	001800	C	MULTISTORY	0	0003	C-3	25.00	100.00	2,500.00	SF		1.00	1.00	0.75	100.00	75.00	187,500							

REVIEW DATE 12/30/2021 BY KK Total Acres: 0.00 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 08/02/2023 BY SYS