

BLOCK 20 LOTS 1 16 PT OF
15(15X65 W SIDE)
& N5'OF S65'OF W10'OF E35'OF

SALT MARSH ERNEST 0 III
1993 LARGO ROAD
JACKSONVILLE, FL 32207

2023

00-00-31-1800-0020-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
---------	--	----------	----

NEIGHBORHOOD/LOC	1005.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,615	100	1,615	79,335
FEP	153	80	122	5,993
FEP	220	80	176	8,646
FUS	256	100	256	12,576
UGR	780	45	351	17,242
UST	170	45	76	3,734

TOTALS	3,194		2,596	127,525
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	92.00	SF	6.50
2	0810	CONCRETE A	0	0	13	16	208.00	SF	6.50
3	0511	GARAGE CB-	0	0	21	14	294.00	SF	40.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	R-2	100.00	100.00	100.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,596	100.8000	90.97	236,158	1930	1930	0	0	0	46.00	54.00	
1 SINGLE FAM - 0% - 2023 Heated Area: 1871 HX Base Yr													

304 CALHOUN 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	0	0	0	92.00	SF	6.50	6.50	100	1988	1988	3	57	341	
2	0810	CONCRETE A	0	0	13	16	208.00	SF	6.50	6.50	100	1970	1970	3	22	297	
3	0511	GARAGE CB-	0	0	21	14	294.00	SF	40.00	40.00	100	1989	1989	3	59.5	6,997	

TOTAL OB/XF										7,635							
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
1	000100	C	SFR	0	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.90	4,000.00	3,600.00	360,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1				2
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 2										Tax Dist:				
BUILDING MARKET VALUE										127,525				
TOTAL MARKET OB/XF VALUE										7,635				
TOTAL LAND VALUE - MARKET										360,000				
TOTAL MARKET VALUE										495,160				
SOH/AGL Deduction										0				
ASSESSED VALUE										495,160				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										495,160				
TOTAL JUST VALUE										495,160				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										577,242				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7165	REMODEL	4,000	07/01/1992
5123	PUMPHOUSE & TOOL	3,000	12/06/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2564/1841	5/17/2022	WD	Q	I	01	590,000	
GRANTOR: BENNETT CECIL A SR							
GRANTEE: SALT MARSH ERNEST 0							
2558/0244	4/26/2022	WD	U	I	11	100	
GRANTOR: BENNETT CECIL A JR &							
GRANTEE: BENNETT CECIL A SR							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
UST=[YR=1993] W10 UGR=[YR=1993] W28 S25 E4 BAS=[YR=1993] S43 FEP=[YR=1993] S9 E17 N9 W17 \$ E17 S9 E17 N30 FEP=[YR=1993] E10 N22 W10 S22 \$ N22 W34 \$ E34 N8 W10 N17 \$ S17 E10 N17 \$ PTR= E25 FUS=[YR=1993] E16 S16 W16 N16 \$ W25 \$.									