BLOCK 26 LOTS S 1/2 OF 3
ALL OF 4
IN OR 1825/1220

HAM THEODORE A & CAROLYN M
2024 B NATURES LANE W
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0026-0040

BUILDING CHARACTERISTICS

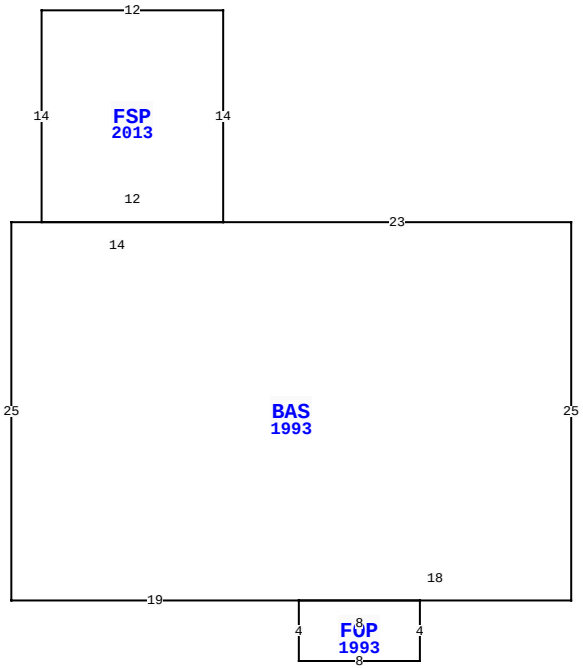
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 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	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	925	100	925	87,700
FOP	32	30	10	948
FSP	168	40	67	6,352
TOTALS	1,125		1,002	95,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,002	125.0640	112.87	113,096	1963	1990	0	0	0	16.00	84.00

1 SINGLE FAM – 0% - 0 Heated Area: 925 HX Base Yr



218 S 4TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	95,001
TOTAL MARKET OB/XF VALUE	6,197
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	401,198
SOH/AGL Deduction	148,391
ASSESSED VALUE	252,807
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,807
TOTAL JUST VALUE	401,198
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131387	SCRNPRCH	4,800	06/19/2013
20131388	REPAIR/RRF	1,000	06/19/2013
20120108	RE-ROOF	3,600	05/31/2012
20120632	10 IRRIGATION HEA	400	04/12/2012
20120353	DRIVEWAY	1,000	03/05/2012
20120028	H/AC	4,000	01/09/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1825/1220	9/14/2012	WD	U	I	11	100
GRANTOR: STURGES DAVID K JR						
GRANTEE: HAM THEODORE A & CA						
1815/0212	9/14/2012	WD	Q	I	02	148,000
GRANTOR: STURGES DANIEL DAVID						
GRANTEE: HAM THEODORE A & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23FSP=[YR=2013] N14 W12 S14 E12$ W14 S25 E19
FOP=[YR=1993] S4 E8 N4 W8$ E18 N25$.

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	50	3	150.00	SF	6.50	6.50	100	1990	1990	3	62	605	
2	0810	CONCRETE A	0	0	42	11	462.00	SF	6.50	6.50	100	2012	2012	3	94	2,823	
3	0940	SHEDS/PORT	0	0	15	10	150.00	SF	30.00	30.00	100	2012	2012	3	60	2,700	
4	1243	WD DECK F	0	0	6	6	36.00	SF	3.20	3.20	100	2012	2012	3	60	69	

LAND DESCRIPTION

TOTAL OB/XF 6,197

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	000100	C	SFR	0	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	300,000							

REVIEW DATE 06/08/2018 BY DJX Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS