



BLK 26 S1/2 OF LOT 9 &  
S1/2 OF N1/2 OF LOT 9  
CITY OF FDNA BEACH

DUVAL DONN NORMAND/DANIELL KRISTEN TAO  
229 S 5TH ST  
FERNANDINA BEACH, FL 32034

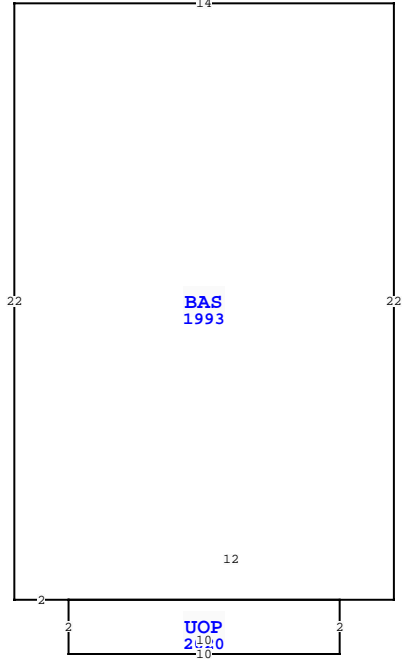
2023

00-00-31-1800-0026-0090



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |                      |
|--------------------------|------------------|---------------|----------------------|
| ELEMENT                  | CD               |               |                      |
| Exterior Wall            | 15               | CONC BLOCK    | 90                   |
| Exterior Wall            | 10               | ABOVE AVG     | 10                   |
| Roof Structure           | 03               | GABLE/HIP     | 100                  |
| Roof Cover               | 12               | MODULAR MT    | 100                  |
| Interior Wall            | 05               | DRYWALL       | 100                  |
| Interior Floor           | 08               | SHT VINYL     | 100                  |
| Air Condition            | 03               | CENTRAL       | 100                  |
| Heating Type             | 04               | AIR DUCTED    | 100                  |
| Plumbing                 |                  | 0             | 100                  |
| Frame                    | 04               | REIN CONC     | 100                  |
| Story Height             |                  | 0             | 100                  |
| RMS                      |                  | 1             | 100                  |
| Stories                  | 1.               | 1.            | 100                  |
| Class                    | 00               | .             | 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         |
| BAS                      | 308              | 100           | 308                  |
| UOP                      | 20               | 30            | 6                    |
|                          |                  |               | SUBAREA MARKET VALUE |
|                          |                  |               | 14,440               |
|                          |                  |               | 281                  |
| TOTALS                   | 328              |               | 314                  |
|                          |                  |               | 14,722               |

| MARKET ADJUSTMENTS          |     |           |                  |                |                |                 |      |      |      |      |        |       |
|-----------------------------|-----|-----------|------------------|----------------|----------------|-----------------|------|------|------|------|--------|-------|
| TYPE                        | MDL | EFF. AREA | TOT ADJ PTS      | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB  | ECON | FNCT | NORM | % COND |       |
| 0150                        | 06  | 314       | 99.6996          | 49.85          | 15,653         | 1949            | 2010 | 0    | 0    | 0    | 5.95   | 94.05 |
| 2 ACCESSORY U - 100% - 2021 |     |           | Heated Area: 308 |                |                | HX Base Yr 2021 |      |      |      |      |        |       |



| NASSAU COUNTY PROPERTY    |          | PAGE 2 of 2 | 2        |
|---------------------------|----------|-------------|----------|
| VALUATION SUMMARY         |          |             |          |
| VALUATION BY              |          |             | STANDARD |
| Tax Group: 2              |          | Tax Dist:   |          |
| BUILDING MARKET VALUE     |          |             | 256,557  |
| TOTAL MARKET OB/XF VALUE  |          |             | 0        |
| TOTAL LAND VALUE - MARKET |          |             | 200,000  |
| TOTAL MARKET VALUE        |          |             | 456,557  |
| SOH/AGL Deduction         |          |             | 95,087   |
| ASSESSED VALUE            |          |             | 361,470  |
| TOTAL EXEMPTION VALUE     | HX HB VX |             | 55,000   |
| BASE TAXABLE VALUE        |          |             | 306,470  |
| TOTAL JUST VALUE          |          |             | 456,557  |
| NCON VALUE                |          |             | 0        |
| INCOME VALUE              |          |             |          |
| PREVIOUS YEAR MKT VALUE   |          |             | 407,805  |

| PERMIT NUM | DESCRIPTION       | AMT   | ISSUED     |
|------------|-------------------|-------|------------|
| 2004126    | RENOVATE BATH & W | 1,000 | 10/09/2000 |

| SALES DATA                  |            |           |       |       |        |            |
|-----------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number           | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2421/1206                   | 12/29/2020 | WD        | Q     | I     | 02     | 460,600    |
| GRANTOR: COARSEY DEBORAH R  |            |           |       |       |        |            |
| GRANTEE: DUVAL DONN NORMAND |            |           |       |       |        |            |
| 2098/0945                   | 1/31/2017  | WD        | Q     | I     | 01     | 305,000    |
| GRANTOR: KOPP BRIAN T       |            |           |       |       |        |            |
| GRANTEE: COARSEY DEBORAH R  |            |           |       |       |        |            |

| EXTRA FEATURES |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
|----------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 |
|                |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS  |  |
|--|--|
| BAS=[YR=1993] W14 S22E2 UOP=[YR=2020] S2 E10 N2 W10 \$ E12 N22\$ . |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          | TOTAL OB/XF |         |            |                |            |                             |      |         |      |     |    |        |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| 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 | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |
|                  |          |     |                      |     |     |          |       |       |             |           |     |          |             |         |            |                |            |                             |      |         |      |     |    |        |  |