

BLK 28 LOTS 11,12,E'LY 10FT
OF LOTS 3 & 4 & PT LOT 13 IN
OR 2081/1860

LITTLE DENNIS M & MARY JULIA L/E/
940514 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2023

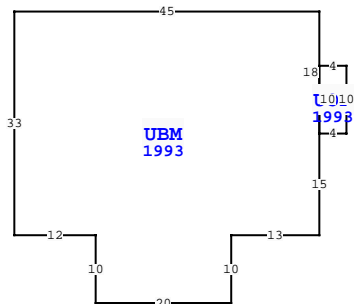
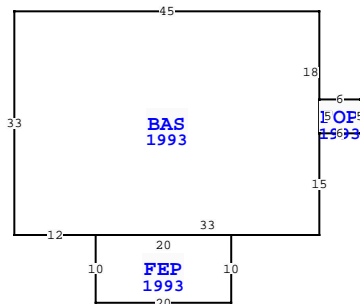
00-00-31-1800-0028-0110



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 70
Exterior Wall	23 REINF CONC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,999	114.4640	135.93	271,724	1927	1985	0	0	18.50	81.50

1 SNGL FAM - 0% - 0 Heated Area: 1485 HX Base Yr



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	1,485	100	1,485	164,513
FEP	200	80	160	17,725
FOP	30	30	9	997
UBM	1,685	20	337	37,334
UOP	40	20	8	886
TOTALS	3,440		1,999	221,455

115 S 6TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			221,455
TOTAL MARKET OB/XF VALUE			8,722
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			530,177
SOH/AGL Deduction			164,538
ASSESSED VALUE			365,639
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			365,639
TOTAL JUST VALUE			530,177
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			368,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/1947	10/25/2022	LE U		I	11	100
GRANTOR: LITTLE DENNIS M & MAR						
GRANTEE: DURRANCE JONI LITTL						
2081/1860	11/03/2016	WD U		I	30	329,200
GRANTOR: LITTLE CLIFTON J & DE						
GRANTEE: LITTLE DENNIS M & M						

BUILDING NOTES	

BUILDING DIMENSIONS	
UBM=[YR=1993] W45 S33 E12S10E20N10 E13 N15 UOP=[YR=1993] E4 N10 W4 S10 \$ N18 \$PTR= N20 BAS=[YR=1993] N15 FOP=[YR=1993] E6N5W6S5\$ N18 W 45S33 E12 FEP=[YR=1993] S10E20N10W20\$ E33\$ S20\$.	

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	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	1990	1990	3	20	2,800	
2	0810	CONCRETE A	0	0	120	10	1,200.00	SF	6.50	6.50	100	1975	1975	3	27	2,106	
3	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	1995	1995	3	20	1,152	
4	0810	CONCRETE A	0	0	118	3	354.00	SF	6.50	6.50	100	1995	1995	3	72	1,657	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	23	460	
6	0825	BRICK	0	0	0	0	110.00	SF	12.50	12.50	100	1960	1960	3	39.8	547	

LAND DESCRIPTION		TOTAL OB/XF															8,722							
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
1	000100	C	SFR		0	0003	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.75	4,000.00	3,000.00	300,000						