BLOCK 29 E1/2 OF LOT 7 &
ALL OF LOTS 8 & 9
CITY OF FDNA BEACH

KEMP C TODD LIVING TRUST/KEMP C TODD TRUSTEE
PO BOX 402
FERNANDINA BEACH, FL 32035

2023

00-00-31-1800-0029-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05

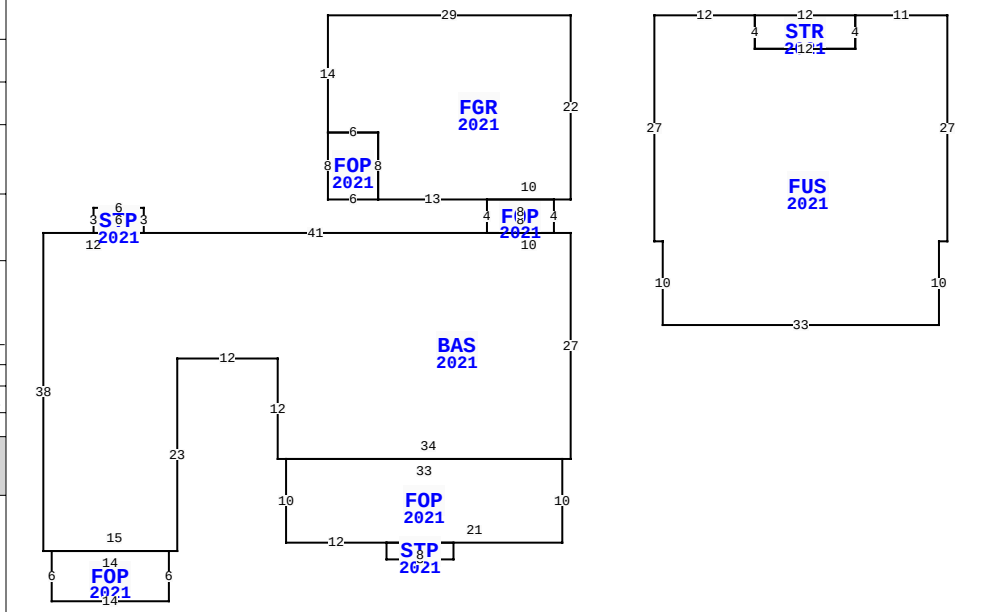
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,733	100	1,733	376,962
FGR	590	55	324	70,476
FOP	32	30	10	2,175
FOP	48	30	14	3,045
FOP	84	30	25	5,438
FOP	330	30	99	21,534
FUS	1,227	100	1,227	266,897
STP	16	10	2	435
STP	18	10	2	435
STR	48	10	5	1,088
TOTALS	4,126		3,441	748,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,441	152.6464	217.52	748,486	2021	2021	0	0	0	0.00	100.00

2 SFR CUST – 100% - 2022 Heated Area: 2960 HX Base Yr 2022



511 ASH ST, FERNANDINA BEACH

BLD DATE	12/22/2020	KK	LGL DATE	
XF DATE	01/07/2021	KK	LAND DATE	01/07/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		748,486
TOTAL MARKET OB/XF VALUE		20,677
TOTAL LAND VALUE - MARKET		625,000
TOTAL MARKET VALUE		1,394,163
SOH/AGL Deduction		572,464
ASSESSED VALUE		821,699
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		771,699
TOTAL JUST VALUE		1,394,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,297,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222297	NEW CONSTR	0	07/12/2022
20200924	CO ISSUED	0	11/22/2021
20200924	NEW CONSTR	0	02/09/2021
20200014	DEMOLITION	22,500	11/23/2020
20122047	H/AC	5,000	10/03/2012
984829	REPAIR/RRF	4,600	01/20/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2363/1479	5/27/2020	SW	Q	I	05	725,000
GRANTOR: COASTAL NEWSPAPERS LL						
GRANTEE: KEMP C TODD LIV TRU						
0949/0300	9/14/2000	WD	U	I	09	308,000
GRANTOR: NEW YORK TIMES SALES						
GRANTEE: COASTAL NEWSPAPERS						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W29 S14 FOP=[YR=2021] S8 E6 N8 W6$ E6 S8 E13 FOP=[YR=2021] S4 BAS=[YR=2021] W41 STP=[YR=2021] N3 W6 S3 E6$ W12 S38 E1 FOP=[YR=2021] S6 E14 N6 W14$ E15 N23 E12 S12 E1 FOP=[YR=2021] S10 E12 STP=[YR=2021] S2 E8 N2 W8$ E21 N10 W33$ E34 N27 W10$ E8 N4 W8$ E10 N22$ PTR= E10 FUS=[YR=2021] E12 STR=[YR=2021] E12 S4 W12 N4$ S4 E12 N4 E11 S27 W1 S10 W33N10 W1 N27 $ W10$.

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	0855	CONC PAVER	0	100	0	0	990.00	SF	10.00	10.00	100	2021	2021	3	100	9,900	
2	0855	CONC PAVER	0	100	0	0	124.00	SF	10.00	10.00	100	2021	2021	3	100	1,240	
3	0462	ST/AL FNC	0	100	0	0	616.00	SF	10.00	10.00	100	2021	2021	3	98	6,037	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 20,677

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	100	0003	C-3	0.00	0.00	12,500.00	SF		1.00	1.00	1.00	50.00	50.00	625,000							

REVIEW DATE 12/06/2021 BY DJ Total Acres: 0.00 Total Land Value: 625,000 Market: 0 Agricultural: 0 Common: 625,000 PRINTED 08/02/2023 BY SYS