

BLOCK 40 LOT N 1/2 OF 1
IN OR 2188/852
CITY OF FDNA BEACH

VALIANI ADAM S & DEANNA V
202 S 7TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0040-0011



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 70
Interior Wall	06	CUST PANEL 30
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1005.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,332	100
FOP	198	30
TOT ADJ AREA	1,332	59
SUBAREA MARKET VALUE	182,422	8,080
TOTALS	1,530	1,391
190,502		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,391	128.8560	153.02	212,851	1931	2000	0	0	0	10.50	89.50	

1 SNGL FAM - 100% - 2018

Heated Area: 1332

HX Base Yr 2018

BAS
1993

FOP
1993

BLD DATE

LGL DATE

NASSAU COUNTY PROPERTY					PAGE 1 of 2		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2			Tax Dist:				
BUILDING MARKET VALUE				203,871			
TOTAL MARKET OB/XF VALUE				3,519			
TOTAL LAND VALUE - MARKET				200,000			
TOTAL MARKET VALUE				407,390			
SOH/AGL Deduction				200,692			
ASSESSED VALUE				206,698			
TOTAL EXEMPTION VALUE			HX HB		50,000		
BASE TAXABLE VALUE				156,698			
TOTAL JUST VALUE				407,390			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				352,290			

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1931	1931	3
2	0825	BRICK	0 100	10	4	40.00	SF	12.50	12.50	100	1931	1931	3
3	0810	CONCRETE A	0 100	0	0	96.00	SF	6.50	6.50	100	1950	1950	3
6	0855	CONC PAVER	0 100	0	0	382.00	SF	7.00	7.00	100	2017	2017	3
TOTAL OB/XF 3,519													

LAND DESCRIPTION													
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
1	000100	C	SFR	100	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00
TOTAL ADJ 1.00													
UNIT PRICE 4,000.00													
ADJ UNIT PRICE 4,000.00													
LAND VALUE 200,000													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSVR													

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