

BLOCK 40 LOTS 2 & N35 FT OF 3
IN OR 2337/138
CITY OF FDNA BEACH

O'DONNELL MICHAEL & SUSAN B
214 S 7TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0040-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	14	WD SHINGLE 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 50
Interior Wall	08	DECORATIVE 50
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

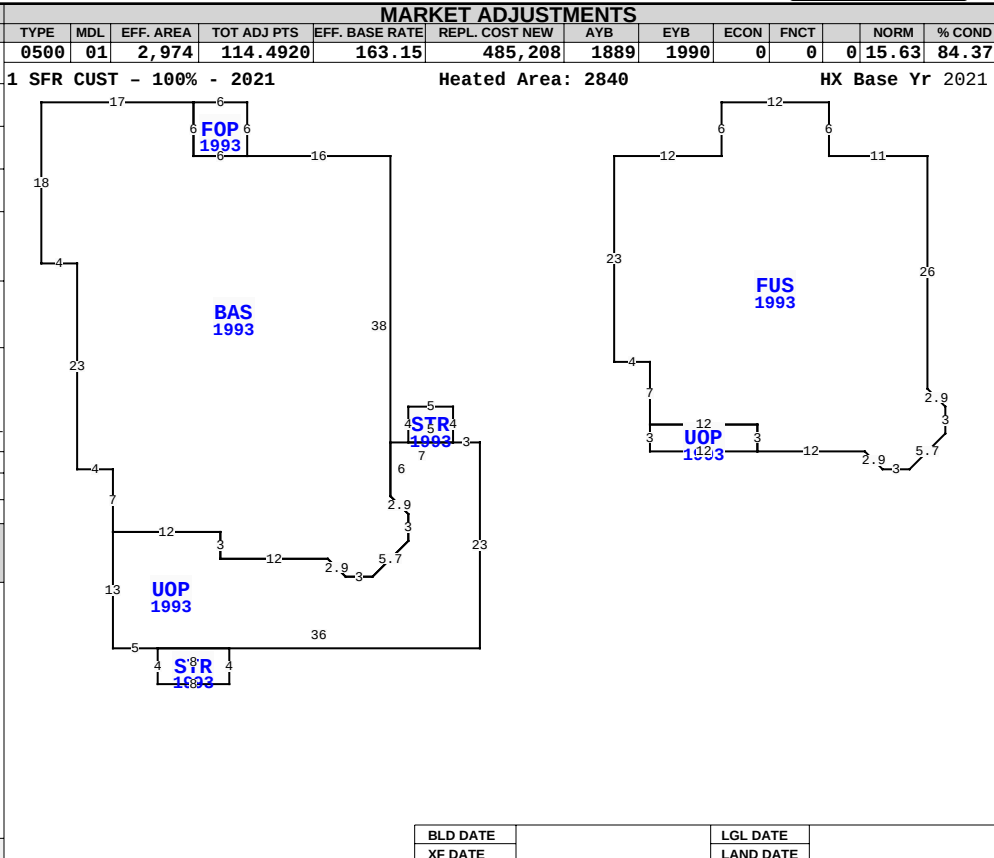
Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,669	100	1,669	229,737
FOP	36	30	11	1,514
FUS	1,171	100	1,171	161,188
STR	20	10	2	275
STR	32	10	3	413
UOP	36	20	7	964
UOP	556	20	111	15,279

TOTALS	3,520		2,974	409,370
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0825	BRICK	0 100	19	10	190.00	SF	12.50	
2	0825	BRICK	0 100	20	7	140.00	SF	12.50	
3	0850	PEBBLE WLK	0 100	0	0	274.00	SF	3.50	
4	0504	FP-ELECTRI	0 100	0	0	3.00	UT	2,000.00	
5	0825	BRICK	0 100	0	0	56.00	SF	12.50	
6	0825	BRICK	0 100	19	7	133.00	SF	12.50	
7	0825	BRICK	0 100	18	16	288.00	SF	12.50	
8	0100	BAR-B-Q	0 100	0	0	1.00	UT	300.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAM	100	0003	R-2	135.00	100.00	135.00



TOTAL OB/XF									
11,140									

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		526,772	
TOTAL MARKET OB/XF VALUE		11,140	
TOTAL LAND VALUE - MARKET		540,000	
TOTAL MARKET VALUE		1,077,912	
SOH/AGL Deduction		281,389	
ASSESSED VALUE		796,523	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		746,523	
TOTAL JUST VALUE		1,077,912	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		911,555	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080257	CODE COMPLIANCE	1,000	02/21/2008
20080268	2ND BLDG RISE	150	02/21/2008
8656	REMODEL	2,000	11/01/1994
8646	REPAIR/RRF	10,000	10/27/1994
7028	REPAIR/RRF	475	05/05/1992
5294	REPAIR/RRF	750	04/03/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2337/0138	2/03/2020	WD	Q	I	01
GRANTOR: ROSSITER NANCY E					
GRANTEE: O'DONNELL MICHAEL &					
1751/1527	7/20/2011	WD	U	I	12
GRANTOR: U S BANK NATIONAL ASS					
GRANTEE: ROSSITER NANCY E					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W16 FOP=[YR=1993] N6 W6 S6 E6\$ W6 N6 W17 S18 E4 S23 E4 S7 UOP=[YR=1993] S13 E5 STR=[YR=1993] S4 E8 N4 W8\$ E36 N23 W3 STR=[YR=1993] N4 W5 S4 E5\$ W7 S6 D2 R2 S3 D4 L4 W3 L2 U2 W12 N3 W12\$ E12 S3 E12 D2 R2 E3 R4 U4 N3 L2 U2 N38\$ PTR=E25 FUS=[YR=1993] E12 N6 E12 S6 E11 S26 R2 D2 S3 D4 L4 W3 L2 U2 W12 UOP=[YR=1993] W12 N3 E12 S3\$ N3 W12 N7 W4 N23\$ W25\$.									

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