BLOCK 41 LOT N1/2 OF 6
CITY OF FDNA BEACH

CASA DE SOL LLC
111 VINTAGE WAY APT 237
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0041-0061

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

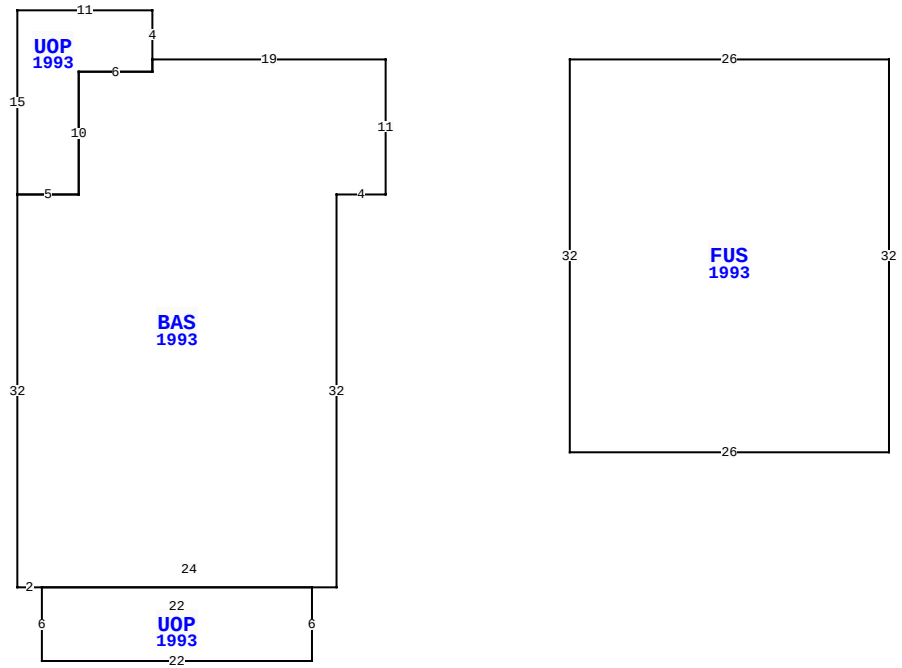
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,101	100	1,101	78,495
FUS	832	100	832	59,317
UOP	105	20	21	1,497
UOP	132	20	26	1,854
TOTALS	2,170		1,980	141,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,980	96.0400	86.68	171,626	1900	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 0% - 0 Heated Area: 1933 HX Base Yr



113 S 8TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	236,318
TOTAL MARKET OB/XF VALUE	1,841
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	463,159
SOH/AGL Deduction	73,052
ASSESSED VALUE	390,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	390,107
TOTAL JUST VALUE	463,159
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	439,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4332	REPAIR/RRF	500	06/04/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2400/1985	10/06/2020	QC	U	I	11	100
GRANTOR: ABACA CARLOS						
GRANTEE: CASA DE SOL LLC						
2318/1575	11/12/2019	WD	Q	I	01	275,000
GRANTOR: MULLIS TERRELL R II &						
GRANTEE: ABACA CARLOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 UOP=[YR=1993] N4 W11 S15 E5 N10 E6 N1 $ S1 W6 S10 W5 S32 E2 UOP=[YR=1993] S6 E22 N6 W22 $ E24 N32 E4 N11 $ PTR= E15 FUS=[YR=1993] E26 S32 W26 N32 $ W15 $.

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
2	0819	CONC 12"	0	0	3	8	24.00	SF	9.50	9.50	100	1960	1960	3	20	46	
3	0810	CONCRETE A	0	0	5	7	35.00	SF	6.50	6.50	100	1960	1960	3	20	46	
4	0810	CONCRETE A	0	0	0	0	272.00	SF	6.50	6.50	100	1980	1980	3	35	619	
5	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1960	1960	3	20	130	
6	1242	WD DECK A	0	0	0	0	208.00	SF	10.00	10.00	100	1999	1999	3	20	416	
7	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1999	1999	3	20	480	
8	1242	WD DECK A	0	0	4	13	52.00	SF	10.00	10.00	100	1993	1993	3	20	104	

LAND DESCRIPTION

TOTAL OB/XF 1,841

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	000800	C	MULTI-FAM	0	0003	C-2	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	45.00	45.00	225,000							

REVIEW DATE 07/26/2018 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS

BLOCK 41 LOT N1/2 OF 6
CITY OF FDNA BEACH

CASA DE SOL LLC
111 VINTAGE WAY APT 237
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0041-0061

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

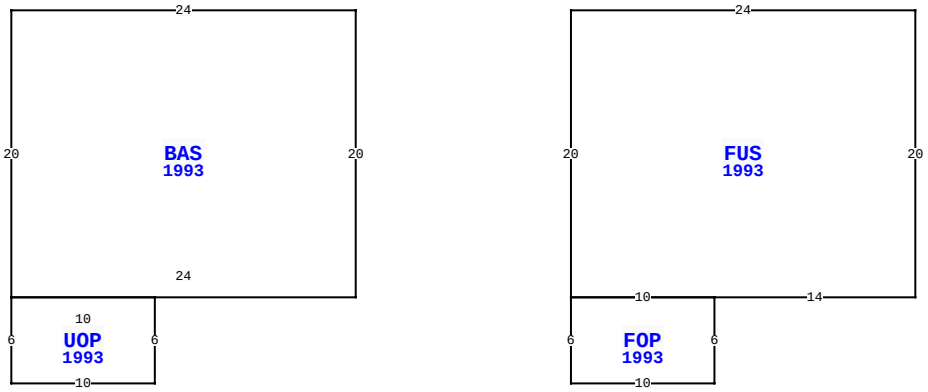
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	46,136
FOP	60	30	18	1,730
FUS	480	100	480	46,136
UOP	60	20	12	1,153
TOTALS	1,080		990	95,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	990	98.0000	116.86	115,691	1942	1980	0	0	0	17.75	82.25

2 DUPLEX – 0% - 0 Heated Area: 960 HX Base Yr



113 S 8TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	236,318
TOTAL MARKET OB/XF VALUE	1,841
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	463,159
SOH/AGL Deduction	73,052
ASSESSED VALUE	390,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	390,107
TOTAL JUST VALUE	463,159
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	439,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2400/1985	10/06/2020	QC	U	I	11	100
GRANTOR: ABACA CARLOS						
GRANTEE: CASA DE SOL LLC						
2318/1575	11/12/2019	WD	Q	I	01	275,000
GRANTOR: MULLIS TERRELL R II &						
GRANTEE: ABACA CARLOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S20 UOP=[YR=1993] S6 E10 N6 W10 $ E24 N20 $ PTR= E15 FUS=[YR=1993] E24 S20 W14 FOP=[YR=1993] S6 W10 N6 E10 $ W10 N20 $ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/26/2018 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS