BLOCK 42 N1/2 OF LOT 2 &
W 12 FT OF N1/2 OF LOT 7
IN OR 2448/649

CONTINO JAMES/
5084 OUTRIGGER DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0042-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

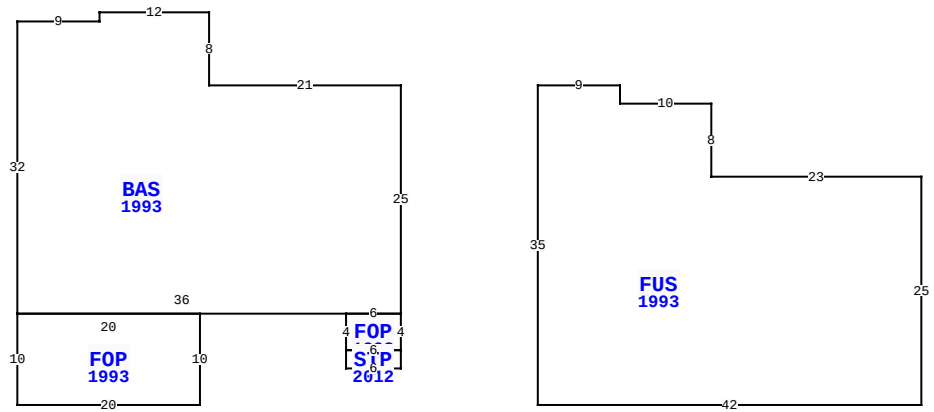
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 60
Interior Wall	06	CUST PANEL 40
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,209	100	1,209	193,522
FOP	24	30	7	1,121
FOP	200	30	60	9,605
FUS	1,220	100	1,220	195,283
STP	12	10	1	160
TOTALS	2,665		2,497	399,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	01	2,497	107.2320	152.81	381,567	1900	1990	0	100	104.75	15.25	104.75

1 SFR CUST – 0% - 0 Heated Area: 2429 HX Base Yr



10 S 7TH ST, FERNANDINA BEACH

BLD DATE	12/04/2018 KK	LGL DATE	
XF DATE	12/04/2018 KK	LAND DATE	12/04/2018 KK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	399,691
TOTAL MARKET OB/XF VALUE	13,155
TOTAL LAND VALUE - MARKET	281,250
TOTAL MARKET VALUE	694,096
SOH/AGL Deduction	0
ASSESSED VALUE	694,096
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	694,096
TOTAL JUST VALUE	694,096
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	641,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141882	REPAIR/RRF	12,000	08/26/2014
20130952	H/AC	3,300	04/30/2013
2003410	XFOB	600	07/06/2000
2003267	REMODEL	11,575	06/16/2000
10661B	REPAIR/RRF	0	08/22/1997
7921	XFOB	1,500	09/28/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/0649	3/31/2021	WD	Q	I	01	650,000
GRANTOR: THE FLORIDA CONSULTIN						
GRANTEE: CONTINO JAMES						
1082/0629	9/23/2002	WD	Q	I		298,000
GRANTOR: WRIGHT WILLIAM E SR &						
GRANTEE: THE FLORIDA CONSULT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 N8 W12 S1 W9 S32 FOP=[YR=1993] S10 E20 N10 W20 $ E36 FOP=[YR=1993] S4STP=[YR=2012] S2E6N2W6$E6 N4W6$E6N25$PTR=E15FUS=[YR=1993] E9S2 E10S8E23S25W42N35$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
1	0811	CONCRETE B	0	0	25	20	500.00	SF	5.20	5.20	100	1986	1986	3	52	1,352	
2	0811	CONCRETE B	0	0	0	0	794.00	SF	5.20	5.20	100	1993	1993	3	68	2,808	
5	1242	WD DECK A	0	0	5	5	20.00	SF	10.00	10.00	100	1986	1986	3	20	40	
6	1242	WD DECK A	0	0	0	0	172.00	SF	10.00	10.00	100	2002	2002	3	21	361	
7	0600	SUMMER KIT	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2002	2002	3	21	2,100	
8	0966	FIRE SPRNK	0	0	0	0	2,429.00	SF	3.00	3.00	100	2000	2000	3	80	5,830	
9	0443	STK FNC 6'	0	0	0	0	140.00	LF	10.00	10.00	100	2000	2000	3	20	280	
10	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	55	165	
11	0479	VF PICKET	0	0	0	0	56.00	LF	7.00	7.00	100	2000	2000	3	55	216	
12	0646	LWN SPRK H	0	0	0	0	5.00	UT	2.00	2.00	100	2000	2000	3	27	3	

TOTAL OB/XF 13,155

LAND DESCRIPTION

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	001200	C	STORE COMB	0	0003	C-3	50.00	112.00	5,625.00	SF		1.00	1.00	1.00	50.00	50.00	281,250							

REVIEW DATE 12/04/2018 BY KK Total Acres: 0.00 Total Land Value: 281,250 Market: 0 Agricultural: 0 Common: 281,250 PRINTED 08/02/2023 BY SYS