BLOCK 48 N1/2 OF LOT 6
IN OR 1598/478
CITY OF FDNA BEACH

STEWART MELODY M EST
C/O SARABIA OLIVER ROBERTS, 217 S 10TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0048-0061

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

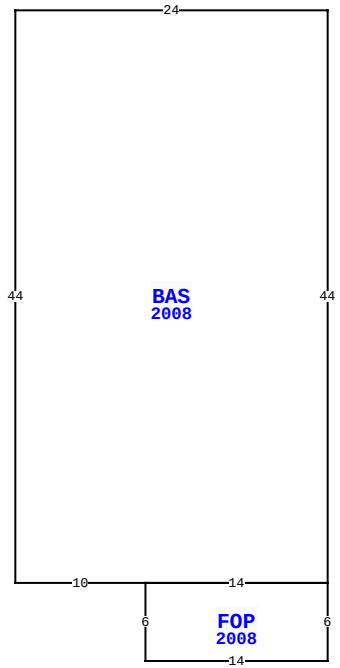
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	93,968
FOP	84	30	25	2,224
TOTALS	1,140		1,081	96,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,081	105.4500	95.17	102,879	2008	2008	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2009 Heated Area: 1056 HX Base Yr 2009



217 S 10TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		96,192
TOTAL MARKET OB/XF VALUE		960
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		197,152
SOH/AGL Deduction		131,335
ASSESSED VALUE		65,817
TOTAL EXEMPTION VALUE	HX HB WR	45,817
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		197,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071960	H/AC	2,000	10/16/2007
20071615	NEW CONSTR	2,000	08/29/2007
20071586	NEW CONSTR	3,000	08/24/2007
5944	DEMOLITION	3,000	04/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1598/0478	12/23/2008	WD	U	I	17	93,500
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: STEWART MELODY M						
1246/1297	7/20/2004	WD	U	V	06	3,311
GRANTOR: DAVIS CANDICE						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W24 S44E10 FOP=[YR=2008] S6 E14N6W14$ E14N44$.

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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2008	2008	3	40	960	

LAND DESCRIPTION

TOTAL OB/XF 960

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		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	100,000							

REVIEW DATE 05/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS