BLOCK 51 LOT W1/2 OF 1 & LOT 2
IN OR 458 PG 382
CITY OF FDNA BEACH

SCHUB CHRISTINE CAROL
901 ATLANTIC AV
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1800-0051-0012**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 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 | 01 | Quality Level 01 |

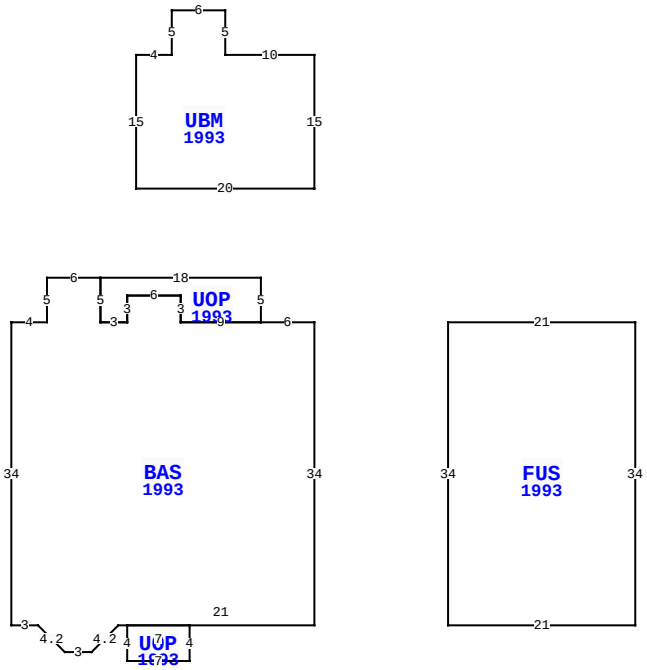
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1002.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,222 | 100 | 1,222 | 122,197 |
| FUS | 714 | 100 | 714 | 71,399 |
| UBM | 330 | 20 | 66 | 6,600 |
| UOP | 28 | 20 | 6 | 600 |
| UOP | 72 | 20 | 14 | 1,400 |
| TOTALS | 2,366 | | 2,022 | 202,195 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,022 | 100.5480 | 119.40 | 241,427 | 1900 | 1985 | 0 | 0 | 0 | 16.25 | 83.75 |

1 SNGL FAM – 100% - 0 Heated Area: 1936 HX Base Yr




901 ATLANTIC AV, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 202,195 |
| TOTAL MARKET OB/XF VALUE | | 2,169 |
| TOTAL LAND VALUE - MARKET | | 157,500 |
| TOTAL MARKET VALUE | | 361,864 |
| SOH/AGL Deduction | | 262,760 |
| ASSESSED VALUE | | 99,104 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 49,104 |
| TOTAL JUST VALUE | | 361,864 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 408,876 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20150509 | DRIVEWAY | 0 | 03/09/2015 |
| 20062779 | H/AC | 2,900 | 12/21/2006 |
| 4015 | REPAIRS | 250 | 12/08/1986 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0458/0382 | 3/01/1985 | FS | U | I | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0334/0025 | 4/01/1981 | WD | Q | I | | 36,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W6 UOP=[YR=1993] N5 W18 S5 E3 N3 E6 S3 E9 $ W9 N3 W6 S3 W3 N5 W6 S5 W4 S34 E3 D3 R3 E3 U3 R3 E1 UOP=[YR=1993] S4 E7 N4 W7 $ E21 N34 $PTR= E15 FUS=[YR=1993] E21 S34W21 N34 $ W15 $PTR= N15 UBM 1993= N15 W10 N5 W6 S5 W4 S15 E20 $ S15 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1984 | 1984 | 3 | 58 | 2,030 | |
| 2 | 0830 | FLAGSTONE | 0 | 100 | 6 | 5 | 30.00 | SF | 12.00 | 12.00 | 100 | 1940 | 1940 | 3 | 20 | 72 | |
| 3 | 1243 | WD DECK F | 0 | 100 | 6 | 7 | 42.00 | SF | 8.00 | 8.00 | 100 | 1993 | 1993 | 3 | 20 | 67 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,169

| 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 | 0003 | C-3 | 50.00 | 100.00 | 15,000.00 | SF | | 1.00 | 1.00 | 0.35 | 30.00 | 10.50 | 157,500 | | | | | | | |

REVIEW DATE 07/06/2020 BY DJA Total Acres: 0.00 Total Land Value: 157,500 Market: 0 Agricultural: 0 Common: 157,500 PRINTED 08/02/2023 BY SYS