

BLOCK 53 LOT 5
PT OR 877/1213 & OR 1684/822
CITY OF FDNA BEACH

JORJ INC
PO BOX 15163
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0053-0050



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	05 AVERAGE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 90
Interior Wall	05 DRYWALL 10
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	8 100
Bathrooms	4 100
Frame	03 MASONRY 100
Stories	2. 100
Units	4 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0800MULTI-FAMILY
MAP NUM	MKT AREA 01

NEIGHBORHOOD/LOC		1001.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,015	100
FUS	2,015	100

TOTALS	4,030	4,030	355,505
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00
2	0801	ASPHALT A	0	0	0	0	5,311.00	SF	3.00
3	0810	CONCRETE A	0	0	0	0	1,617.00	SF	6.50
4	0446	BOX FNC 6'	0	0	0	0	97.00	LF	20.00
5	0446	BOX FNC 6'	0	0	0	0	105.00	LF	20.00

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	0	0003	C-3	100.00	100.00	10,000.00

REVIEW DATE 07/26/2018 BY DJX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2801	01	4,030	105.8640	117.51	473,565	1980	1990	0	0	24.93	75.07
1 QUAD PLEX - 0% - 0											
Heated Area: 4030 HX Base Yr											
BAS 1993 FUS 1993											

25 S 11TH ST, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF											
12,838											
UNIT PRICE											
25.00											

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		355,505	
TOTAL MARKET OB/XF VALUE		12,838	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		618,343	
SOH/AGL Deduction		176,080	
ASSESSED VALUE		442,263	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		442,263	
TOTAL JUST VALUE		618,343	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		546,559	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111772	H/AC	1,598	10/04/2011
20041731	METAL ROOF	0	09/24/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1684/0822	5/21/2010	WD	U	I	30
GRANTOR: PETERS JEFFRY					
GRANTEE: JORJ INC					
0877/1213	4/06/1999	WD	U	I	09
GRANTOR: PHILCOX CHRISTOPHER J					
GRANTEE: JORJ INC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W65 S31 E65 N31 \$ PTR= E15 FUS=[YR=1993] E65 S31 W65 N31 \$ W15 \$.									

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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Common: 250,000 PRINTED 08/02/2023 BY SYS