

BLOCK 53 S75 FT OF LOT 6
IN OR 2416/243
CITY OF FDNA BEACH

BRUNER JAMES & GRETCHEN
21 S 11TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0053-0062



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	09	PINE WOOD 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1001.00		

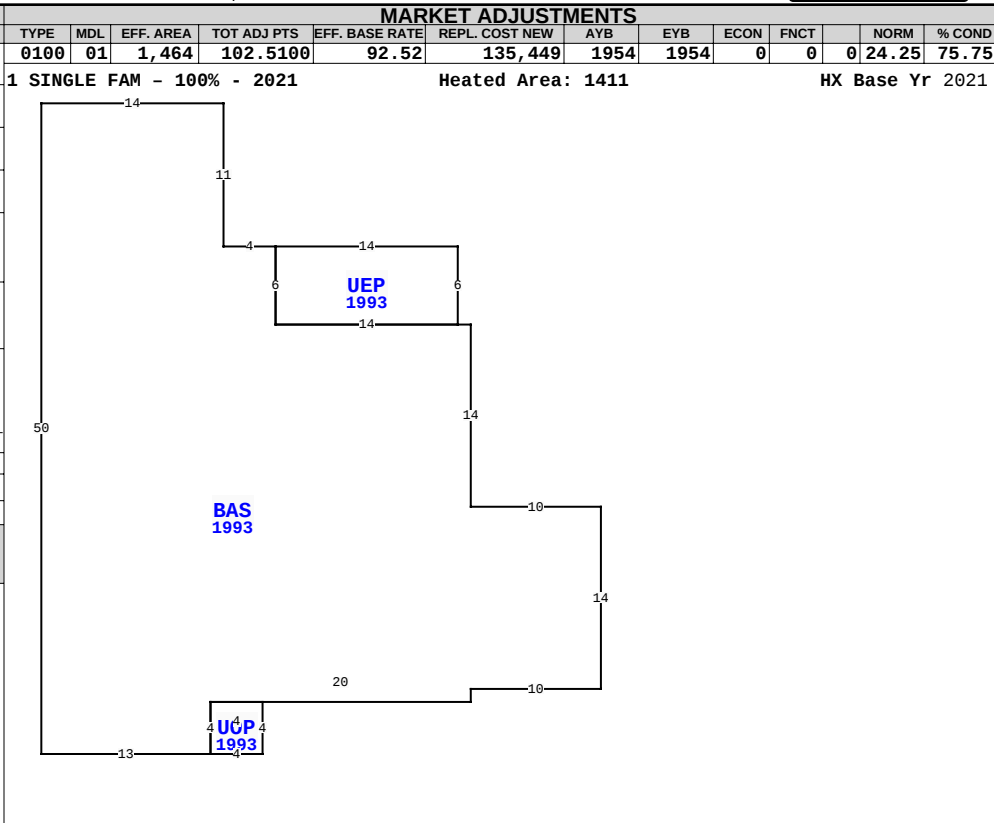
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,411	100	1,411	98,889
UEP	84	60	50	3,504
UOP	16	20	3	211

TOTALS	1,511		1,464	102,603
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	0	0	1,133.00	SF	6.50	6.50
4	0810	CONCRETE A	0 100	4	20	80.00	SF	6.50	6.50
5	0810	CONCRETE A	0 100	18	10	180.00	SF	6.50	6.50
6	0810	CONCRETE A	0 100	3	19	57.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	C-3	75.00	100.00	7,500.00

REVIEW DATE	03/01/2021	BY	RK
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21 S 11TH ST, FERNANDINA BEACH

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1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	0	0	1,133.00	SF	6.50	6.50
4	0810	CONCRETE A	0 100	4	20	80.00	SF	6.50	6.50
5	0810	CONCRETE A	0 100	18	10	180.00	SF	6.50	6.50
6	0810	CONCRETE A	0 100	3	19	57.00	SF	6.50	6.50

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	000100	C	SFR	100	0003	C-3	75.00	100.00	7,500.00

REVIEW DATE	03/01/2021	BY	RK
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Total Acres: 0.00	Total Land Value: 187,500	Market: 0	Agricultural: 0
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,464	102.5100	92.52	135,449	1954	1954	0	0	24.25	75.75

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	102,603
TOTAL MARKET OB/XF VALUE	3,406
TOTAL LAND VALUE - MARKET	187,500
TOTAL MARKET VALUE	293,509
SOH/AGL Deduction	166,729
ASSESSED VALUE	126,780
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	76,780
TOTAL JUST VALUE	293,509
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111736	DEMOLITION	10,100	09/29/2011
20041425	REMODEL	3,000	08/06/2004
20041396	REMODEL	5,000	08/03/2004
20040953	REMODEL	12,000	05/24/2004
19984525	ADDITION	197	11/13/1998
8604	REPAIR/RRF	5,400	09/30/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2416/0243	12/10/2020	WD	U	I	11
GRANTOR: COTTAGE INDUSTRIES LL					
GRANTEE: BRUNER JAMES & GRET					
1975/0379	4/16/2015	WD	U	I	37
GRANTOR: FRANKIE'S FOLLY LLC					
GRANTEE: COTTAGE INDUSTRIES					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993] W10 N14 W1 UEP=[YR=1993] N6 W14 S6 E14\$ W14 N6 W4 N11 W14 S50 E13 UOP=[YR=1993] E4 N4 W4 S4\$ N4 E20 N1 E10 N14\$.					

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	000100	C	SFR	100	0003	C-3	75.00	100.00	7,500.00

REVIEW DATE	03/01/2021	BY	RK
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Total Acres: 0.00	Total Land Value: 187,500	Market: 0	Agricultural: 0
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Common: 187,500	PRINTED 08/02/2023 BY SYS
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