BLK 54 E 50' & E 25' OF N35'
OF W 1/2 OF LOT 5 BY WILL
EX S65' OF E50' OF LOT 5

BLUE ROBERT ELLIOTT JR EST/BLUE SHUNTAY LAWANNA ET
PO BOX 579
FERNANDINA BEACH, FL 32035

2023

00-00-31-1800-0054-0051

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

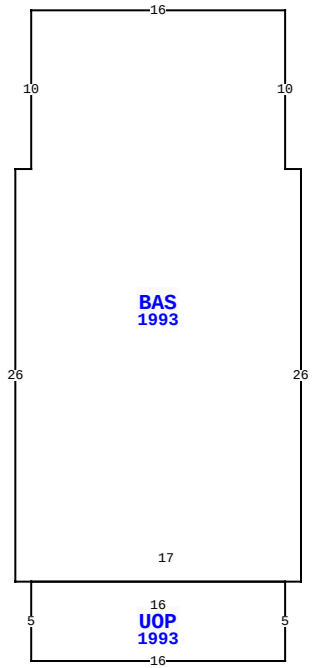
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 90
Roof Cover	01	MINIMUM 10
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	628	100	628	17,649
UOP	80	20	16	450
TOTALS	708		644	18,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	644	75.0310	67.72	43,612	1900	1960	0	0	20	38.50	41.50

1 SINGLE FAM – 0% - 0 Heated Area: 628 HX Base Yr



125 S 11TH ST, FERNANDINA BEACH

BLD DATE	02/04/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	18,099
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,625
TOTAL MARKET VALUE	83,724
SOH/AGL Deduction	15,440
ASSESSED VALUE	68,284
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,284
TOTAL JUST VALUE	83,724
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N10 W16 S10 W1 S26 E1 UOP=[YR=1993] S5 E16 N5 W16 $ E17 N26 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	MU-8	35.00	75.00	2,625.00	SF		1.00	1.00	1.00	25.00	25.00	65,625							

REVIEW DATE 05/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 65,625 Market: 0 Agricultural: 0 Common: 65,625 PRINTED 08/02/2023 BY SYS