BLOCK 54 LOT S65'FT OF E50' OF
LOT 5 IN OR 770/247
CITY OF FDNA BEACH

BLUE SHUNTAY LAWANNA
PO BOX 579
FERNANDINA BEACH, FL 32035-0579

2023

00-00-31-1800-0054-0052

BUILDING CHARACTERISTICS

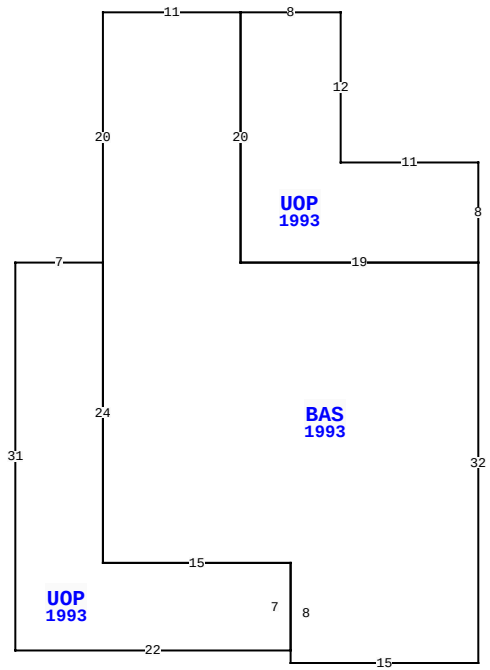
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,060	100	1,060	38,782
UOP	248	20	50	1,829
UOP	322	20	64	2,341
TOTALS	1,630		1,174	42,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,174	97.6790	88.16	103,500	1900	1960	0	0	20	38.50	41.50

1 SINGLE FAM – 100% - 1997 Heated Area: 1060 HX Base Yr 1997



BLD DATE	08/02/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1015 BEECH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		42,952
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		81,250
TOTAL MARKET VALUE		124,202
SOH/AGL Deduction		75,037
ASSESSED VALUE		49,165
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,165
TOTAL JUST VALUE		124,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9551	ADDITION	10,000	01/23/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0770/0247	9/04/1996	QC	U	I	01	100

GRANTOR: BLUE ROBERT ELLIOTT J

GRANTEE: BLUE SHUNTAY LAWANN

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W11 N12 W8 BAS=[YR=1993] W11 S20 UOP=[YR=1993] W7 S31 E22 N7 W15 N24 $ S24 E15 S8 E15 N32 W19 N20 $ S20 E19 N8 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	MU-8	50.00	65.00	3,250.00	SF		1.00	1.00	1.00	25.00	25.00	81,250							

REVIEW DATE 06/04/2018 BY DJX Total Acres: 0.00 Total Land Value: 81,250 Market: 0 Agricultural: 0 Common: 81,250 PRINTED 08/02/2023 BY SYS