BLOCK 68 LOT 5 (EX S-1)
IN OR 1413/978
CITY OF FDNA BEACH

LASPINA PERRY
760 CALHOUN ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0068-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

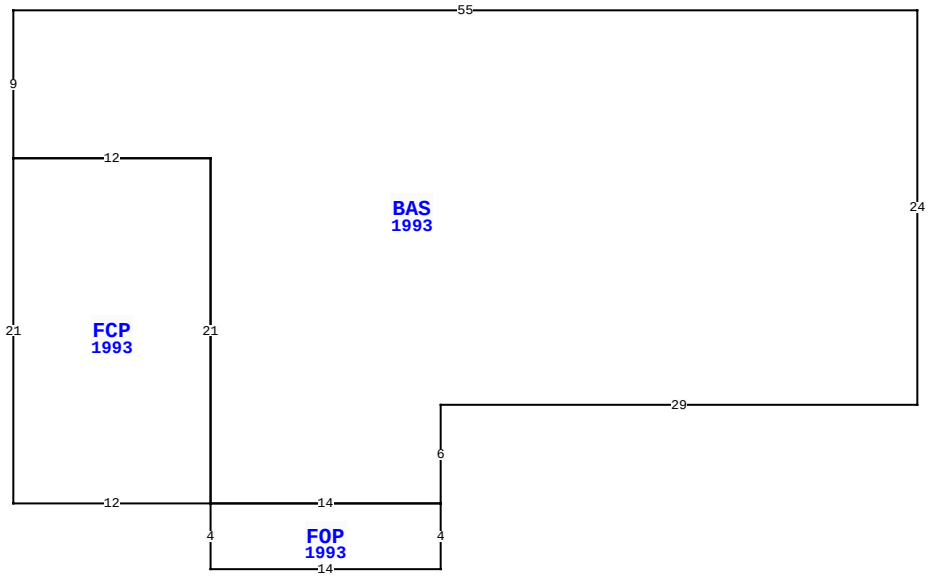
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,224	100	1,224	108,634
FCP	252	25	63	5,592
FOP	56	30	17	1,509
TOTALS	1,532		1,304	115,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,304	113.3600	102.31	133,412	1988	1995	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 2008 Heated Area: 1224 HX Base Yr 2008



760 CALHOUN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		115,735
TOTAL MARKET OB/XF VALUE		1,939
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		292,674
SOH/AGL Deduction		193,638
ASSESSED VALUE		99,036
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		49,036
TOTAL JUST VALUE		292,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080533	REROOF W/SHNGLS	2,000	04/02/2008
4984	NEW CONSTR	52,675	08/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/0978	5/19/2006	WD	Q	I		137,500
GRANTOR: BENJAMIN CARNELL & RU						
GRANTEE: LASPINA PERRY						
0479/0448	1/01/1986	WD	U	I		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55S9 FCP=[YR=1993] S21 E12 FOP=[YR=1993] S4 E14 N4 W14$ N21 W12 $ E12 S21 E14 N6 E29 N24$.

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	1242	WD DECK A	0	100	16	3	48.00	SF	10.00	10.00	100	2008	2008	3	40	192	
2	0810	CONCRETE A	0	100	42	8	336.00	SF	6.50	6.50	100	2000	2000	3	80	1,747	

LAND DESCRIPTION

TOTAL OB/XF 1,939

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	175,000							

REVIEW DATE 09/19/2018 BY DJX Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS