

BLOCK 79 LOT NE CORNER OF
5 (60X75)
IN OR 2013/1800

WILLIAMS WILLIE & ROSE ANN
791 GROVE PARK CIR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0079-0051

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	06	ASB SHINGL	100
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
BAS	744	100	744
FOP	24	30	7
STP	24	10	2
TOTALS	792		753
			39,661

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	753	76.2850	68.85	51,844	1938	1990		0	0	23.50	76.50

1 SINGLE FAM - 0% - 0 Heated Area: 744 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			39,661
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			210,000
TOTAL MARKET VALUE			249,661
SOH/AGL Deduction			162,093
ASSESSED VALUE			87,568
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			87,568
TOTAL JUST VALUE			249,661
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			141,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120583	RE-ROOF	800	04/09/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2013/1800	11/12/2015	QC	U	I	11	100
GRANTOR: WILLIAMS KEISHA T						
GRANTEE: WILLIAMS WILLIE & R						
1783/1750	3/19/2012	QC	U	I	11	100
GRANTOR: WILLIAMS WILLIE W & R						
GRANTEE: WILLIAMS KEISHA T						

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

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

129 N 10TH ST, FERNANDINA BEACH

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=1993] W4 BAS=[YR=1993] W28 S24 E14 STP=[YR=1993] S4 E6 N4 W6\$ E18 N18 W4 N6\$ S6 E4 N6\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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	0	0006	R-2	60.00	75.00	60.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	210,000							