BLOCK 80 LOT S50 FT OF 5
IN OR 1437/575
CITY OF FDNA BEACH

BROWN JOHNNIE M
125 N 11TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0080-0052

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

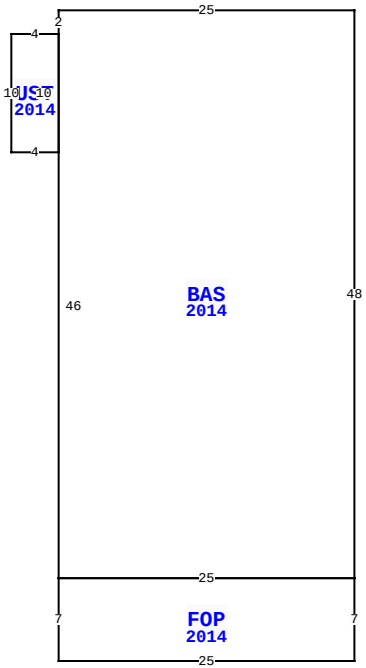
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,200	100	1,200	121,175
FOP	175	30	52	5,251
UST	40	45	18	1,818
TOTALS	1,415		1,270	128,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,270	116.0640	104.75	133,032	2014	2014	0	0	0	3.60	96.40

2 SINGLE FAM – 100% - 2007 Heated Area: 1200 HX Base Yr 2007



125 N 11TH ST, FERNANDINA BEACH

BLD DATE	08/15/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		128,243
TOTAL MARKET OB/XF VALUE		719
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		303,962
SOH/AGL Deduction		194,002
ASSESSED VALUE		109,960
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		9,960
TOTAL JUST VALUE		303,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141127	NEW CONSTR	93,500	05/29/2014
20141007	DEMOLITION	0	05/15/2014
20100491	OTHER	650	03/25/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1437/0575	8/15/2006	WD	Q	I		67,500
GRANTOR: YOUNGS JOEL K						
GRANTEE: BROWN JOHNNIE M						
1437/0574	8/15/2006	WD	U	I	07	100
GRANTOR: TAR-CRACKER LLC						
GRANTEE: YOUNGS JOEL K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W25 S2 UST=[YR=2014] W4 S10 E4 N10$ S46
FOP=[YR=2014] S7 E25 N7 W25$ E25 N48$.

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
2	0940	SHEDS/PORT	0	100	8	7	56.00	SF	30.00	30.00	100	2006	2006	3	31	521	
3	0810	CONCRETE A	0	100	0	0	32.00	SF	6.50	6.50	100	2014	2014	3	95	198	

LAND DESCRIPTION

TOTAL OB/XF 719

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 05/17/2019 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS