BLOCK 80 LOT S 1/2 OF 8
CITY OF FDNA BEACH

FIRST COAST TELECOM LLC
95015 BUCKEYE CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0080-0082

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	01	MINIMUM 20
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

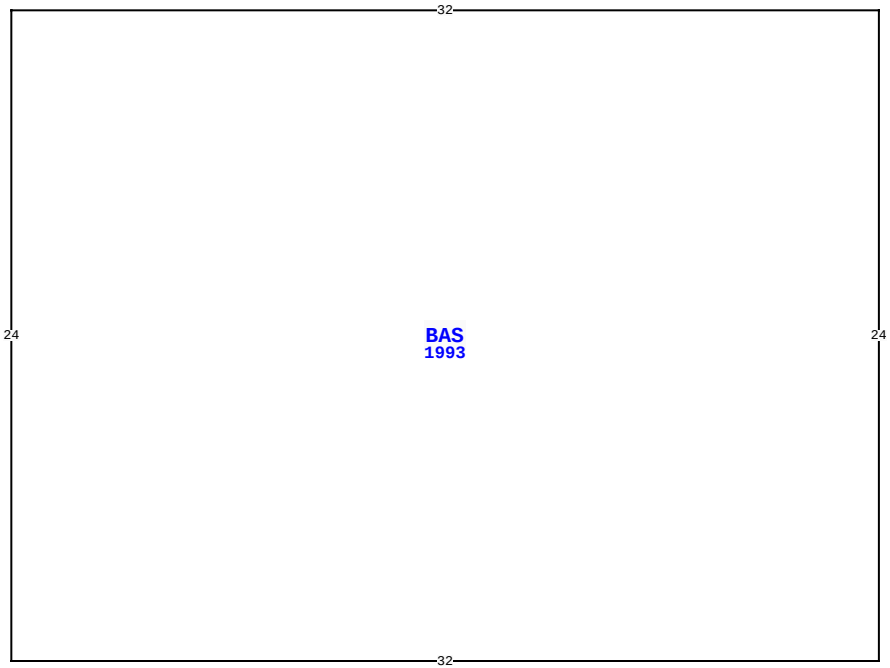
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	61,277
TOTALS	768		768	61,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	768	108.4710	97.90	75,187	1971	1985	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 0 Heated Area: 768 HX Base Yr



101 N 11TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		61,277
TOTAL MARKET OB/XF VALUE		1,175
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		237,452
SOH/AGL Deduction		198,596
ASSESSED VALUE		38,856
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		8,856
TOTAL JUST VALUE		237,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230130	ADD 912H 410G	316,472	04/18/2023
20072125	REPAIR SEWER LINE	500	11/28/2007
20070849	REROOF W/SHINGLS	2,600	05/16/2007
2002924	REROOF	1,800	05/11/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2614/1308	1/19/2023	QC	U	I	11	100
GRANTOR: BROWN CLARENCE MELVIN						
GRANTEE: FIRST COAST TELECOM						
2200/1068	5/23/2018	QC	U	I	11	100
GRANTOR: BROWN CLARENCE M						
GRANTEE: RUBYS TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W32 S24 E32 N24 $
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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	0801	ASPHALT A	0	100	0	0	1,000.00	SF	1.80	1.80	100	2000	2000	3	50	900	
2	0350	CARPORT WD	0	100	8	20	160.00	SF	8.58	8.58	100	2000	2000	3	20	275	

LAND DESCRIPTION

TOTAL OB/XF 1,175

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 04/25/2018 BY DJX Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS