BLOCK 81 LOT 3 OR 130/615
CITY OF FDNA BEACH

DAVIS-CARTER ANDREA ET AL/JOHNSON NADINE DAVIS
13101 SW 54TH COURT
MIRAMAR, FL 33027

2023

00-00-31-1800-0081-0030

BUILDING CHARACTERISTICS

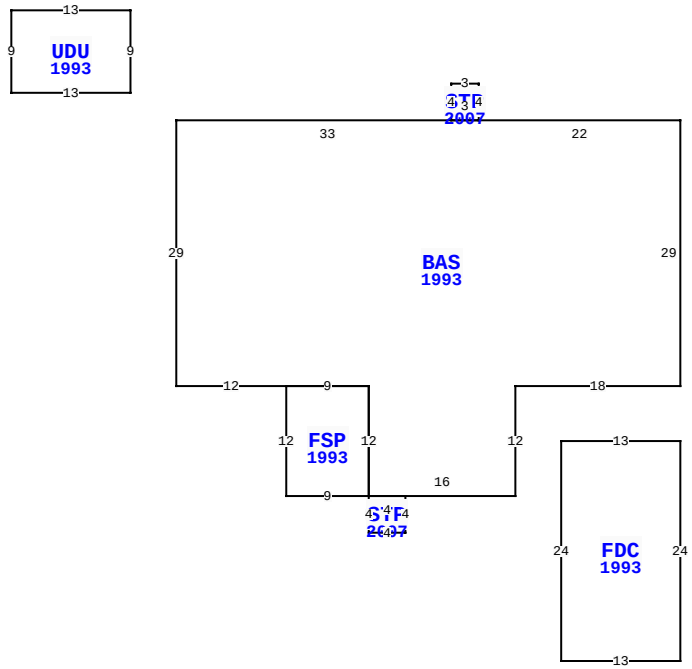
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,787	100	1,787	145,726
FDC	312	35	109	8,889
FSP	108	40	43	3,507
STP	12	10	1	81
STP	16	10	2	163
UDU	117	55	64	5,219
TOTALS	2,352		2,006	163,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,006	122.1080	110.20	221,061	1973	1990	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 1974 Heated Area: 1787 HX Base Yr 1974



222 N 10TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		163,585
TOTAL MARKET OB/XF VALUE		1,541
TOTAL LAND VALUE - MARKET		297,500
TOTAL MARKET VALUE		462,626
SOH/AGL Deduction		357,172
ASSESSED VALUE		105,454
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		50,454
TOTAL JUST VALUE		462,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2646/235	5/31/2023	FJ	U	I	11	0
GRANTOR: DAVIS JOHN L EST						
GRANTEE: DAVIS-CARTER ANDREA						
0130/0615	1/01/1972	TA	Q	V		800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 STP=[YR=2007] N4 W3 S4 E3$ W33 S29 E12
FSP=[YR=1993] S12 E9 N12 W9$ E9 S12 STP=[YR=2007] S4 E4 N4
W4$ E16 N12 E18 N29$ PTR=S35 FDC=[YR=1993] W13 S24 E13 N24$
N35$ PTR=W60N3 UDU=[YR=1993] N9 W13 S9 E13$ S3E60$.

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	0810	CONCRETE A	0	100	0	0	479.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,541	

LAND DESCRIPTION

TOTAL OB/XF 1,541

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	100.00	100.00	100.00	FF		1.00	1.00	0.85	3,500.00	2,975.00	297,500							

REVIEW DATE 04/06/2021 BY RK Total Acres: 0.00 Total Land Value: 297,500 Market: 0 Agricultural: 0 Common: 297,500 PRINTED 08/02/2023 BY SYS