BLOCK 81 N1/2 OF LOT 5
IN OR 1883/1111
CITY OF FDNA BEACH

ST LAURENT PAUL
231 N 11TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0081-0051

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

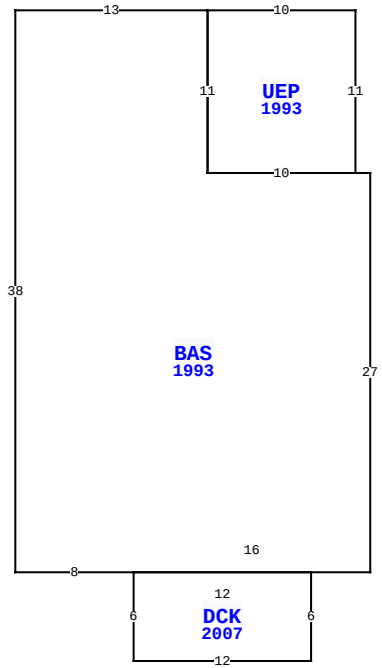
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	791	100	791	24,537
DCK	72	10	7	217
UEP	110	60	66	2,048
TOTALS	973		864	26,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	864	68.7420	62.04	53,603	1950	1960	0	0	0	50.00	50.00

1 SINGLE FAM – 100% - 2015 Heated Area: 791 HX Base Yr 2015



231 N 11TH 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		26,802
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		201,802
SOH/AGL Deduction		160,198
ASSESSED VALUE		41,604
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,604
TOTAL JUST VALUE		201,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061544	REROOF	5,587	07/03/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1883/1111	9/19/2013	SW	U	I	12	35,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: ST LAURENT PAUL						
1877/1676	8/23/2013	QC	U	I	11	100
GRANTOR: CITIMORGAGE INC						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UEP=[YR=1993] N11 W10 S11 E10$ W10 N11 W13 S38 E8 DCK=[YR=2007] S6 E12 N6 W12$ E16 W27 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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