

BLK 84 S 75FT OF LOT 8
IN OR 2218/571
CITY OF FDNA BEACH

CRAUN DIANA A & WILLIAM H
2948 S 14TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0084-0080



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	30	VINYL 80	0100	01	1,270	116.0640	104.75	133,032	2014	2014	0	0	0	3.60	96.40	VALUATION BY STANDARD													
Exterior Wall	16	WD FR STUC 20	2 SINGLE FAM - 0% - 0													Heated Area: 1200													
Roof Structur	03	GABLE/HIP 100														HX Base Yr													
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																									
EXTRA FEATURES															511 N 11TH ST, FERNANDINA BEACH														
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												
1	0810	CONCRETE A	0	0	49	8	392.00	SF	6.50	6.50	100	1960	1960	3	20	510													
2	0810	CONCRETE A	0	0	0	0	18.00	SF	6.50	6.50	100	2014	2014	3	95	111													
TOTAL OB/XF 621																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	SFR	0	0006	MU-1	75.00	100.00	75.00	FF		1.00	1.00	0.90	2,500.00	2,250.00	168,750												
REVIEW DATE 02/16/2021 BY RK Total Acres: 0.00 Total Land Value: 168,750 Market: 0 Agricultural: 0 Common: 168,750 PRINTED 08/02/2023 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2218/0571	8/06/2018	WD	Q	I	01	164,900
GRANTOR: CALHOUN PEGGY L ET AL						
GRANTEE: CRAUN DIANA A & WIL						
2218/0564	11/07/2017	FJ	U	I	11	0
GRANTOR: HODGE BARBARA LEE EST						
GRANTEE: CALHOUN PEGGY L ET						

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\$.