BLOCK 125 LOT 6
CITY OF FDNA BEACH

LUTHER BUSINESS HOLDINGS III LLC
301 S 6TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0125-0060

BUILDING CHARACTERISTICS

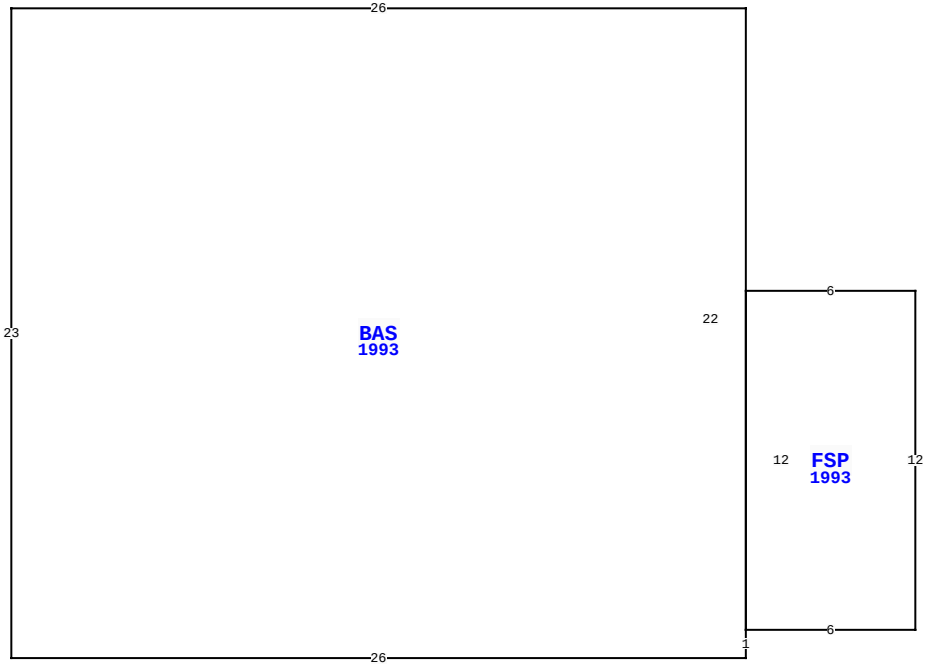
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	598	100	598	53,058
FSP	72	40	29	2,573
TOTALS	670		627	55,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	627	115.9950	104.69	65,641	1939	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 0% - 0 Heated Area: 598 HX Base Yr



401 DATE 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	55,631
TOTAL MARKET OB/XF VALUE	1,368
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	256,999
SOH/AGL Deduction	73,075
ASSESSED VALUE	183,924
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,924
TOTAL JUST VALUE	256,999
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222064	REMODEL	0	04/19/2022
8186	REPAIR/RRF	500	03/09/1994
6029	REPAIR/RRF	737	06/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2653/1438	7/14/2023	WD	Q	I	01	360,000
GRANTOR: MOYNAHAN SUSAN M DEC						
GRANTEE: LUTHER BUSINESS HOL						
2526/1493	1/04/2022	QC	U	I	11	100
GRANTOR: MOYNAHAN JOHN H JR &						
GRANTEE: MOYNAHAN SUSAN M DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S23 E26 N1 FSP=[YR=1993] E6 N12 W6S12$ N22$
.

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	0940	SHEDS/PORT	0	0	12	19	228.00	SF	30.00	30.00	100	2000	2000	3	20	1,368	

LAND DESCRIPTION

TOTAL OB/XF 1,368

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	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 03/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS