

BLOCK 125 LOT 16
IN OR 1200/249
CITY OF FDNA BEACH

FITZGERALD PATRICIA
408 CEDAR ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0125-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

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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	987	100	987	103,505
FGR	248	55	136	14,262
FOP	50	30	15	1,573
FSP	48	40	19	1,993

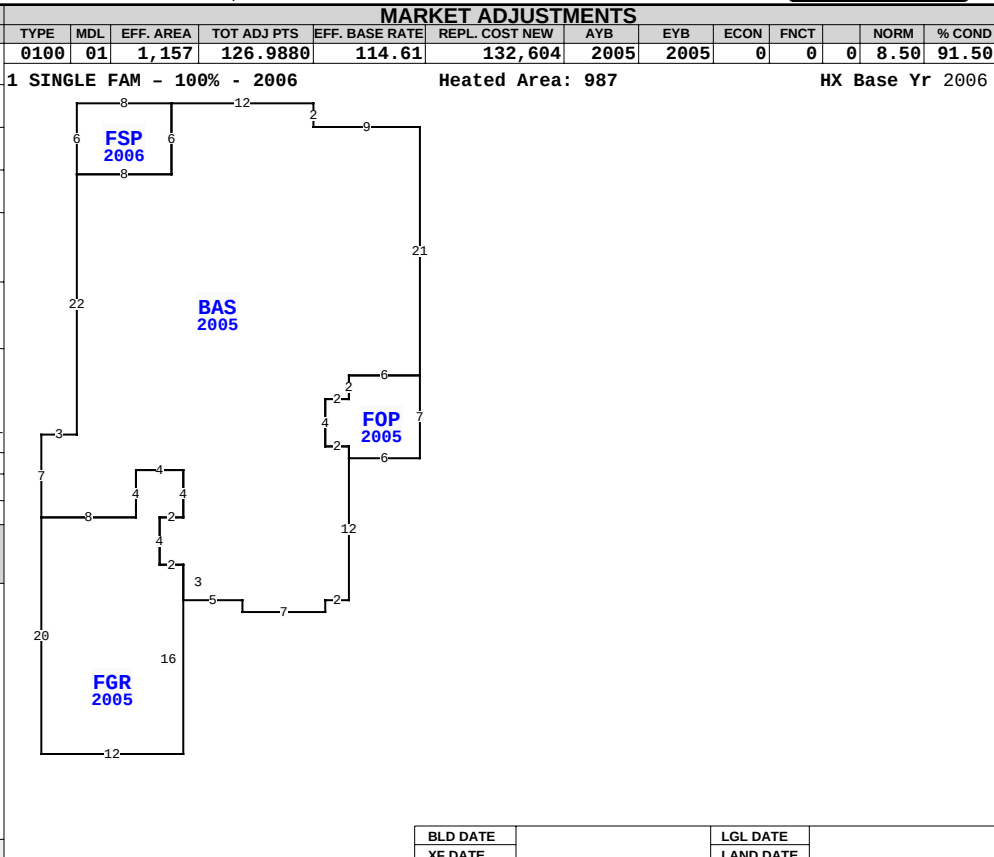
TOTALS	1,333	1,157	121,333
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EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	270	
3	0810	CONCRETE A	0 100	43	10	430.00	SF	6.50	6.50	100	2005	2005	3	87	2,432	
4	0855	CONC PAVER	0 100	43	3	129.00	SF	10.00	10.00	100	2005	2005	3	87	1,122	
5	1242	WD DECK A	0 100	14	6	84.00	SF	11.50	11.50	100	2005	2005	3	27	261	
6	1242	WD DECK A	0 100	0	0	228.00	SF	12.00	12.00	100	2005	2005	3	27	739	
7	1242	WD DECK A	0 100	2	8	16.00	SF	12.00	12.00	100	2005	2005	3	27	52	
8	1242	WD DECK A	0 100	3	3	9.00	SF	10.00	10.00	100	2005	2005	3	27	24	
9	0479	VF PICKET	0 100	0	0	55.00	LF	10.00	10.00	100	2006	2006	3	72	396	

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	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	4,000.00	4,000.00	200,000							



TOTAL OB/XF										8,446									

NASSAU COUNTY PROPERTY										PAGE 1 of 1 2									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 2 Tax Dist:									
BUILDING MARKET VALUE										121,333									
TOTAL MARKET OB/XF VALUE										8,446									
TOTAL LAND VALUE - MARKET										200,000									
TOTAL MARKET VALUE										329,779									
SOH/AGL Deduction										201,942									
ASSESSED VALUE										127,837									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										77,837									
TOTAL JUST VALUE										329,779									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										301,187									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060553	XFOB	842	03/17/2006
20041602	NEW CONSTR	106,000	09/03/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1200/0249	1/07/2004	WD	Q	V		60,000	
GRANTOR: GOLDMAN LOUIS E JR &							
GRANTEE: FITZGERALD PATRICIA							
0686/1017	8/13/1993	WD	U	V	09	20,000	
GRANTOR: KATONA MARTA							
GRANTEE: MIDGETTE SONYA E							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2005] W9 N2 W12 FSP=[YR=2006] W8 S6 E8 N6 \$ S6 W8 S22 W3 S7 FGR=[YR=2005] S20 E12 N16 W2 N4 E2 N4 W4 S4 W8 \$ E8 N4 E4 S4 W2 S4 E2 S3 E5 S1 E7 N1 E2 N12 FOP=[YR=2005] E6 N7 W6 S2 W2 S4 E2 S1 \$ N1 W2 N4 E2 N2 E6 N21 \$.