BLOCK 126 S1/2 OF LOTS 8 & 9
IN OR 922/1606
CITY OF FDNA BEACH

PAGE DAVID P & KIMBERLY P
1702 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0126-0082

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

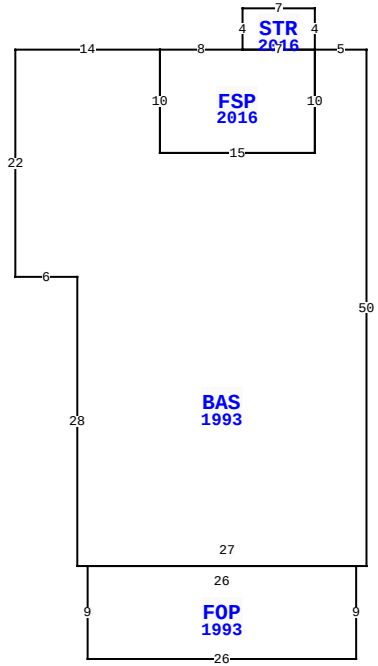
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,382	100	1,382	194,130
FOP	234	30	70	9,833
FSP	150	40	60	8,428
STR	28	10	3	422
TOTALS	1,794		1,515	212,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,515	132.1716	156.95	237,779	1900	2000	0	0	0	10.50	89.50

1 SNGL FAM – 0% - 0 Heated Area: 1382 HX Base Yr



329 S 6TH 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	212,812
TOTAL MARKET OB/XF VALUE	1,294
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	414,106
SOH/AGL Deduction	82,018
ASSESSED VALUE	332,088
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,088
TOTAL JUST VALUE	414,106
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160470	REMODEL	64,641	02/23/2016
20110033	REPIPE ALL LINES	3,000	01/05/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0922/1606	3/06/2000	WD	Q	I		90,000
GRANTOR: LUBIN EDWARD H & CYNT						
GRANTEE: PAGE DAVID P & KIMB						
0721/0156	12/30/1994	WD	Q	I		42,100
GRANTOR: FLORIDA BAPTIST FOUND						
GRANTEE: LUBIN EDWARD H & CY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 STR=[YR=2016] N4 W7 S4 FSP=[YR=2016] W8 S10 E15 N10 W7$ E7$ S10 W15 N10 W14 S22 E6 S28 E1 FOP=[YR=1993] S9 E26 N9 W26 $ E27 N50 $.

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	0	22	20	440.00	SF	6.50	6.50	100	1981	1981	3	38	1,087	
2	0810	CONCRETE A	0	0	7	12	84.00	SF	6.50	6.50	100	1981	1981	3	38	207	

LAND DESCRIPTION

TOTAL OB/XF 1,294

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	0003	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 11/21/2022 BY TWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS