BLOCK 132 N1/2 OF LOT 8
CITY OF FDNA BEACH

SIMON MELISSA ADRIENNE BISHOP
401 S 11TH STREET
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1800-0132-0081**

## BUILDING CHARACTERISTICS

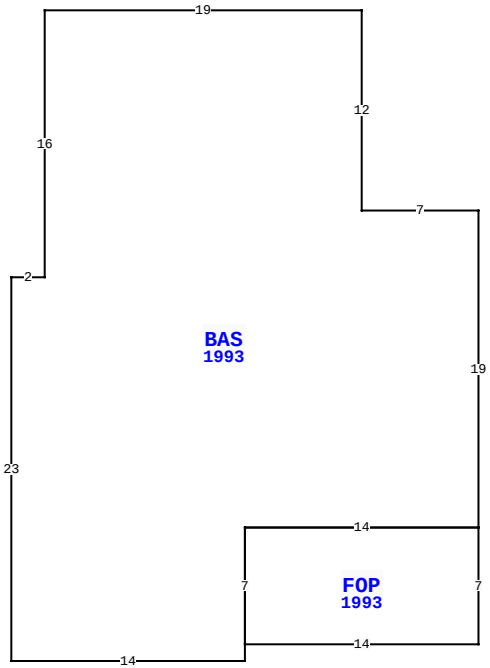
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1009.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 864 | 100 | 864 | 137,067 |
| FOP | 98 | 30 | 29 | 4,601 |
| TOTALS | 962 | | 893 | 141,668 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 893 | 134.2656 | 159.44 | 142,380 | 1930 | 2020 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SNGL FAM – 100% - 2023 Heated Area: 864 HX Base Yr 2023




401 S 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 | | 141,668 |
| TOTAL MARKET OB/XF VALUE | | 2,794 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 244,462 |
| SOH/AGL Deduction | | 22,017 |
| ASSESSED VALUE | | 222,445 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 172,445 |
| TOTAL JUST VALUE | | 244,462 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 197,864 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20121148 | H/AC | 4,800 | 06/15/2012 |
| 20011957 | REMODEL | 7,000 | 08/30/2001 |
| 2003732 | RE-ROOF | 3,800 | 08/17/2000 |
| 6567 | REMODEL | 20,700 | 05/29/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2567/1439 | 6/01/2022 | WD | Q | I | 02 | 317,000 |
| GRANTOR: CMR ISLAND PROPERTIES | | | | | | |
| GRANTEE: SIMON MELISSA ADRIE | | | | | | |
| 2149/0799 | 10/02/2017 | WD | Q | I | 01 | 95,000 |
| GRANTOR: HERNDON JERRY W & MIC | | | | | | |
| GRANTEE: CMR ISLAND PROPERTI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W19 S16 W2 S23 E14 N1 FOP=[YR=1993] E14 N7 W14 S7$ N7 E14 N19 W7 N12$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1930 | 1930 | 3 | 20 | 700 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 480.00 | SF | 6.50 | 6.50 | 100 | 1991 | 1991 | 3 | 64 | 1,997 | |
| 3 | 0819 | CONC 12" | 0 | 100 | 4 | 4 | 16.00 | SF | 9.50 | 9.50 | 100 | 1991 | 1991 | 3 | 64 | 97 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,794

| 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 | 2,000.00 | 2,000.00 | 100,000 | | | | | | | |

REVIEW DATE 04/25/2018 BY DJX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS