

BLOCK 138 LOT 1
IN OR 2415/1079
CITY OF FDNA BEACH

THOMAS ANNE M L/E/
402 DATE STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0138-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 70
Interior Wall	04 PLYWOOD 30
Interior Floo	12 HARDWOOD 100
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
BUD8 Adjustme	02 DIST FB 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	1,073	100	1,073	107,797
FOP	105	30	32	3,215
STR	24	10	2	201
USP	168	30	50	5,023
TOTALS	1,370		1,157	116,236

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0825	BRICK	0 100	9	4	36.00	SF	8.75	8.75
4	0940	SHEDS/PORT	0 100	0	0	120.00	SF	30.00	30.00
5	0479	VF PICKET	0 100	0	0	90.00	LF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-2	50.00	100.00	50.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,157	125.0800	112.88	130,602	1947	2000	0	0	0	11.00	89.00	
1 SINGLE FAM - 100% - 2013 Heated Area: 1073 HX Base Yr 2013													
402 DATE ST, FERNANDINA BEACH													

402 DATE ST, FERNANDINA BEACH				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
36.00	SF	8.75	8.75	100	2008	2008	3	97	306		
120.00	SF	30.00	30.00	100	2005	2005	3	27	972		
90.00	LF	10.00	10.00	100	2011	2011	3	83	747		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					116,236				
TOTAL MARKET OB/XF VALUE					2,025				
TOTAL LAND VALUE - MARKET					200,000				
TOTAL MARKET VALUE					318,261				
SOH/AGL Deduction					217,729				
ASSESSED VALUE					100,532				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					50,532				
TOTAL JUST VALUE					318,261				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					267,868				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052738	H/AC	7,000	09/26/2005
20033721	DEMOLITION	0	08/21/2003
20012718	REMODEL	0	12/31/2001
20012717	REMODEL	0	12/31/2001
20012694	ADDITION	0	12/21/2001
20003942	H/AC	0	09/11/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2415/1079	11/20/2020	QC	U	I	11	100	
GRANTOR: THOMAS ANNE M							
GRANTEE: THOMAS BENJAMIN C							
1800/0099	6/26/2012	WD	U	I	38	163,000	
GRANTOR: CBC NATIONAL BANK							
GRANTEE: THOMAS ANNE M							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W4 USP=[YR=2015] N8 W21 S8 E21\$W25 S37 E7									
FOP=[YR=1993] S7 E5 STR=[YR=1993] S4E6N4W6\$E10 N7 W15\$ E22									
N37\$.									