BLOCK 138 LOT 16
IN OR 2080/138
CITY OF FDNA BEACH

BOHN-FURMAN FAMILY TRUST/ROBERT A FURMAN TRUSTEE E
406 DATE STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0138-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

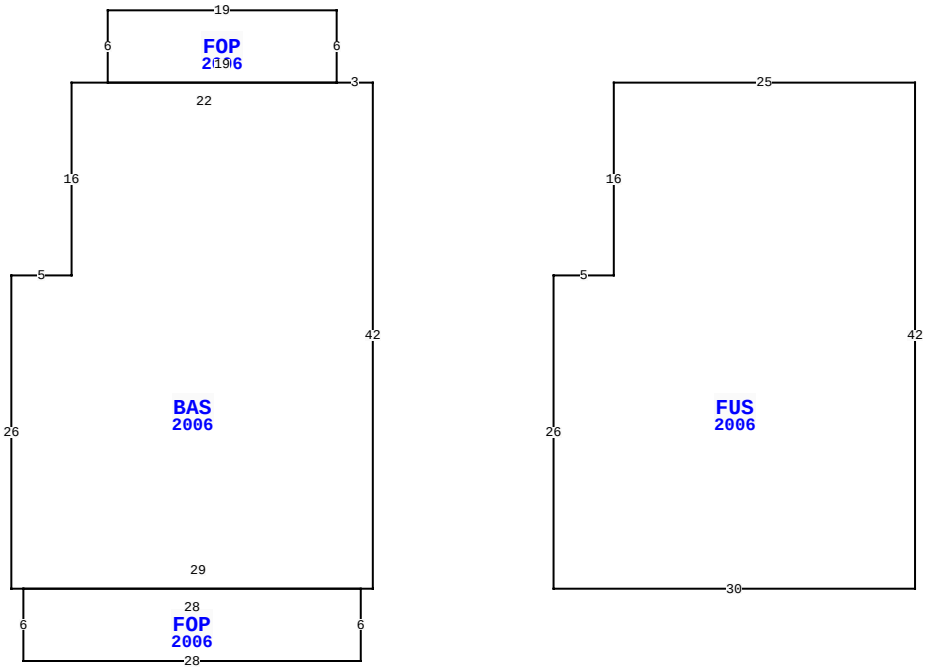
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,180	100	1,180	110,537
FOP	114	30	34	3,185
FOP	168	30	50	4,684
FUS	1,180	100	1,180	110,537
TOTALS	2,642		2,444	228,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,444	112.2100	101.27	247,504	2006	2006	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2360 HX Base Yr 2017



406 DATE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		228,941
TOTAL MARKET OB/XF VALUE		535
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		429,476
SOH/AGL Deduction		206,698
ASSESSED VALUE		222,778
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,778
TOTAL JUST VALUE		429,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051873	NEW CONSTR	125,000	06/06/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2080/0138	10/21/2016	WD	U	I	11	100
GRANTOR: FURMAN ROBERT A & CAR						
GRANTEE: BOHN-FURMAN FAMILY						
1715/0226	12/06/2010	WD	U	I	30	100
GRANTOR: FURMAN ROBERT A & CAR						
GRANTEE: FURMAN ROBERT (50%)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N42 W3 FOP=[YR=2006] N6 W19 S6 E19$W22 S16 W5 S26 E1 FOP=[YR=2006] S6 E28 N6 W28$E29$ PTR=E15 FUS=[YR=2006] N26 E5 N16 E25 S42 W30$ W15$.

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	0825	BRICK	0	100	21	3	63.00	SF	8.75	8.75	100	2006	2006	3	97	535	

LAND DESCRIPTION

TOTAL OB/XF 535

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	4,000.00	4,000.00	200,000							

REVIEW DATE 03/01/2017 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS