BLOCK 140 E48 FT OF LOT 5
CITY OF FDNA BEACH

SABO TODD & SHARON
2931 BAILEY RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0140-0051

BUILDING CHARACTERISTICS

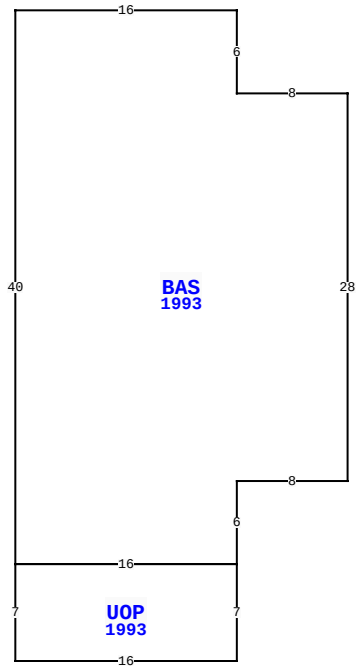
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	79,478
UOP	112	20	22	2,024
TOTALS	976		886	81,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	886	121.3380	109.51	97,026	1940	1990	0	0	0	16.00	84.00

1 SINGLE FAM – 0% - 0 Heated Area: 864 HX Base Yr



613 FIR ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	81,502
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	192,000
TOTAL MARKET VALUE	273,502
SOH/AGL Deduction	94,070
ASSESSED VALUE	179,432
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,432
TOTAL JUST VALUE	273,502
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112175	VINYL SIDING/SOFF	13,251	12/07/2011
20020813	ELEC TO ADDITION	1,000	05/13/2002
20020787	SHIP REPAIRS	9,000	05/08/2002
20020774	H/AC	3,000	05/03/2002
969763	REPAIR/RRF	200	04/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2266/0387	3/28/2019	WD	Q	I	01	172,500
GRANTOR: ERICKSEN TODD S						
GRANTEE: SABO TODD & SHARON						
2217/0440	8/10/2018	SW	U	I	11	100
GRANTOR: RANKOSKY JAMES P						
GRANTEE: ERICKSEN TODD S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N6 E8 N28 W8 N6 W16 S40 UOP=[YR=1993] S7 E16 N7 W16$E16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	R-2	48.00	100.00	48.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	192,000							

REVIEW DATE 10/08/2018 BY DJX Total Acres: 0.00 Total Land Value: 192,000 Market: 0 Agricultural: 0 Common: 192,000 PRINTED 08/02/2023 BY SYS