BLOCK 142 S1/2 OF LOT 7 &
N1/2 OF LOT 7
IN OR 1293/1719 & OR 771/1656

DIXON EDNA
1227 HICKORY ST
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1800-0142-0072**

## BUILDING CHARACTERISTICS

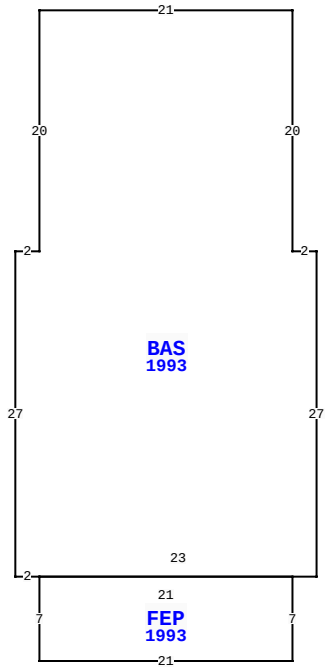
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 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 | 02 | Quality Level 02 |
| 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 | 1,095 | 100 | 1,095 | 73,847 |
| FEP | 147 | 80 | 118 | 7,958 |
| TOTALS | 1,242 | | 1,213 | 81,806 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,213 | 108.3000 | 97.74 | 118,559 | 1951 | 1980 | 0 | 0 | 0 | 31.00 | 69.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1095 HX Base Yr




513 S 9TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 81,806 |
| TOTAL MARKET OB/XF VALUE | 5,217 |
| TOTAL LAND VALUE - MARKET | 300,060 |
| TOTAL MARKET VALUE | 387,083 |
| SOH/AGL Deduction | 222,172 |
| ASSESSED VALUE | 164,911 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 164,911 |
| TOTAL JUST VALUE | 387,083 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 383,997 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20072115 | GARAGE | 9,620 | 11/27/2007 |
| 20072115 | DEMOLITION | 9,620 | 11/27/2007 |
| 10065-B | DEMOLITION | 0 | 09/30/1996 |
| 4751 | REPAIR/RRF | 300 | 03/17/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1293/1719 | 2/08/2005 | QC | U | I | 01 | 100 |

GRANTOR: TYSON JAMES W

GRANTEE: TYSON JAMES W & EDN

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W21 S20 W2 S27 E2 FEP=[YR=1993] S7 E21 N7 W21$ E23 N27 W2 N20$.

## 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 | 10 | 4 | 40.00 | SF | 6.50 | 6.50 | 100 | 1960 | 1960 | 3 | 20 | 52 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 12 | 120.00 | SF | 15.00 | 15.00 | 100 | 1990 | 1990 | 3 | 20 | 360 | |
| 5 | 0510 | GARAGE WD- | 0 | 0 | 22 | 12 | 264.00 | SF | 35.00 | 35.00 | 100 | 2007 | 2007 | 3 | 52 | 4,805 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,217

| 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 | 0006 | MU-8 | 50.00 | 100.00 | 10,002.00 | SF | | 1.00 | 1.00 | 1.00 | 30.00 | 30.00 | 300,060 | | | | | | | |

REVIEW DATE 03/28/2022 BY DCA Total Acres: 0.00 Total Land Value: 300,060 Market: 0 Agricultural: 0 Common: 300,060 PRINTED 08/02/2023 BY SYS