BLOCK 146 S1/2 OF LOT 5
IN OR 2253/759
CITY OF FDAN BEACH

REBHOLZ ANDREW R SR & KATHLEEN M
915 GUM STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0146-0052

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

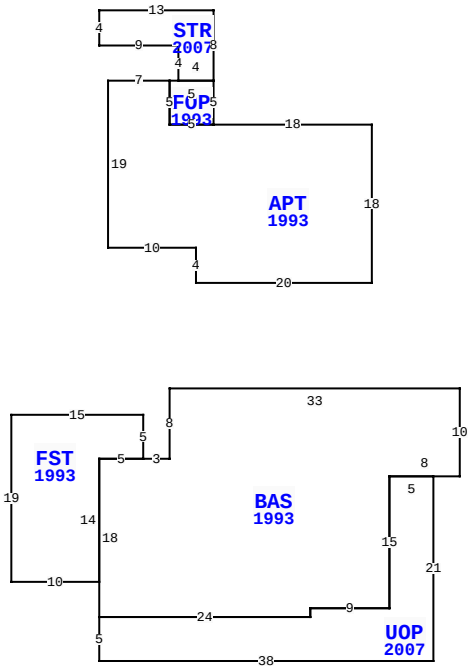
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	05	CORG ASB 20
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 60
Interior Floo	14	CARPET 40
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	535	100	535	28,900
BAS	865	100	865	46,726
FOP	25	30	8	432
FST	215	55	118	6,374
STR	68	10	7	378
UOP	279	20	56	3,025
TOTALS	1,987		1,589	85,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2700	01	1,589	90.1476	107.50	170,818	1941	1941	0	0	20	29.75	50.25

1 DUPLEX – 100% - 2020 Heated Area: 1400 HX Base Yr 2020



915 GUM ST, FERNANDINA BEACH

BLD DATE	03/28/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		85,836
TOTAL MARKET OB/XF VALUE		1,848
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		187,684
SOH/AGL Deduction		81,341
ASSESSED VALUE		106,343
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		51,343
TOTAL JUST VALUE		187,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062238	REPAIR/RRF	3,000	09/27/2006
20061763	REPAIR/RRF	1,500	07/25/2006
20061685	REMODEL	500	07/14/2006
20061691	REMODEL	1,600	07/14/2006
20061461	REPAIR/RRF	1,200	06/28/2006
20010324	REPAIR/RRF	1,000	02/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2253/0759	1/31/2019	WD	Q	I	02	105,000
GRANTOR: JOHN E ALLAIRE LAND L						
GRANTEE: REBHOLZ ANDREW R SR						
1718/1204	12/21/2010	WD	U	I	11	100
GRANTOR: ALLAIRE JOHN E						
GRANTEE: JOHN E ALLAIRE LAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 S8W3 FST=[YR=1993] N5W15 S19E10N14E5$W5S18
UOP=[YR=2007] S5 E38N21W5S15W9S1W24$ E24N1E9N15 E8N10$
PTR=W40N35 APT=[YR=1993] S19 E10S4E20N18W18 FOP=[YR=1993] N5
STR=[YR=2007] N8W13S4E9S4E4$W5S5E5$ W5N5W7$ S35E40$.

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	0510	GARAGE WD-	0	100	22	12	264.00	SF	35.00	35.00	100	1960	1960	3	20	1,848	

LAND DESCRIPTION

TOTAL OB/XF 1,848

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	000800	C	MULTI-FAM	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 05/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS