BLOCK 150 S 75' OF LOTS 6 & 7
IN OR 1918/491
CITY OF FDNA BEACH

BALLARD DONNA A LVG TRUST/BALLARD DONNA A TRUSTEE
816 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0150-0062

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

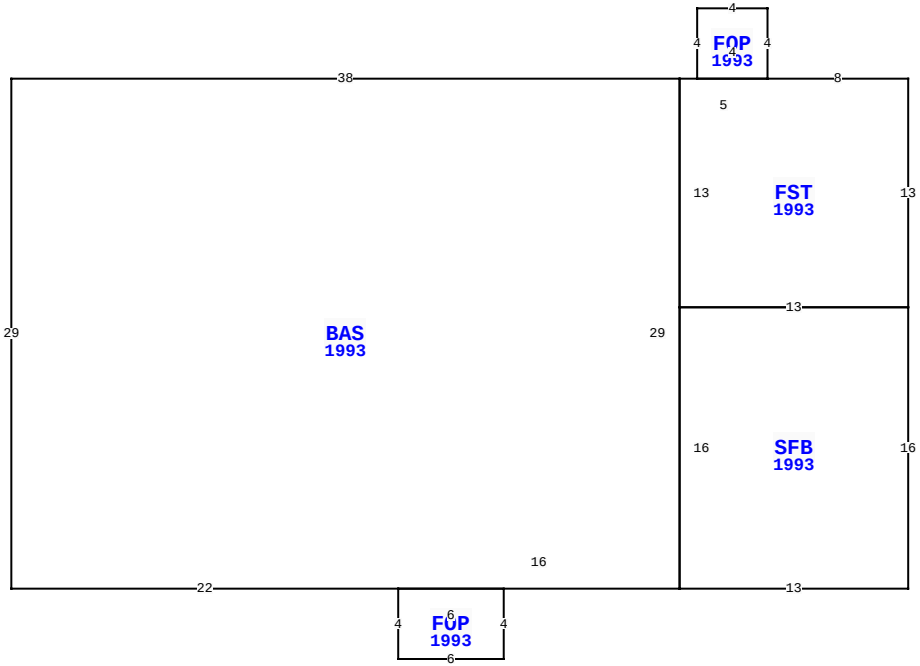
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,102	100	1,102	89,810
FOP	16	30	5	408
FOP	24	30	7	570
FST	169	55	93	7,579
SFB	208	80	166	13,529
TOTALS	1,519		1,373	111,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,373	101.4676	91.57	125,726	1991	2000	0	0	0	11.00	89.00

1 SINGLE FAM – 0% - 0 Heated Area: 1268 HX Base Yr



630 S 5TH 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	111,896
TOTAL MARKET OB/XF VALUE	2,567
TOTAL LAND VALUE - MARKET	262,500
TOTAL MARKET VALUE	376,963
SOH/AGL Deduction	164,388
ASSESSED VALUE	212,575
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,575
TOTAL JUST VALUE	376,963
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111449	REROOF W/25YR SHN	2,100	08/23/2011
983731	ENCLOSE GARAGE	600	05/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1918/0491	2/20/2014	WD	U	I	11	100
GRANTOR: BALLARD DONNA A						
GRANTEE: BALLARD DONNA A TRU						
1751/1284	8/15/2011	WD	U	I	12	50,000
GRANTOR: CRUM LINDA J						
GRANTEE: BALLARD DONNA A						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W8 FOP=[YR=1993] N4 W4 S4 E4 $ W5
BAS=[YR=1993] W38 S29 E22 FOP=[YR=1993] S4 E6 N4 W6 $ E16
SFB=[YR=1993] E13N16W13S16$N29$ S13 E13N13$.

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	56	10	560.00	SF	6.50	6.50	100	1991	1991	3	64	2,330	
2	0810	CONCRETE A	0	0	19	3	57.00	SF	6.50	6.50	100	1991	1991	3	64	237	

LAND DESCRIPTION

TOTAL OB/XF 2,567

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			75.00	100.00	75.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	262,500							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 262,500 Market: 0 Agricultural: 0 Common: 262,500 PRINTED 08/02/2023 BY SYS