

BLOCK 156 LOTS 17 THRU 20
IN OR 1469/1427
CITY OF FDNA BEACH

CARSON HANNAH & DUKES DELORIS/DUKES DELORIS D
& GOWEN BEVERLY A (JT/RS), 731 S 11TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0156-0170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	18	CEMENT BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	3	100
Bathrooms	1	100
Frame	03	MASONRY 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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,015	96.0336	86.67	87,970	1960	1985	0	0	19.43	80.57
1 SINGLE FAM - 100% - 2015 Heated Area: 998 HX Base Yr 2015											
TOTALS	1,076	1,015	70,877								

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			70,877
TOTAL MARKET OB/XF VALUE			156
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			271,033
SOH/AGL Deduction			191,421
ASSESSED VALUE			79,612
TOTAL EXEMPTION VALUE	HX HB SX		79,612
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			271,033
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			231,212

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	998	100	998	69,691
FOP	42	30	13	908
STP	36	10	4	280

731 S 11TH ST, FERNANDINA BEACH

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

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
1	0810	CONCRETE A	0 100	30 4	120.00	SF	6.50	6.50	100	1960	1960	3	20	156	

LAND DESCRIPTION										TOTAL OB/XF										156									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100.00	100.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000												