BLOCK 156 LOTS 21 22
IN OR 1189/433
CITY OF FDNA BEACH

MARSELLA SHERYL N
723 S 11TH STREET
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1800-0156-0210**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

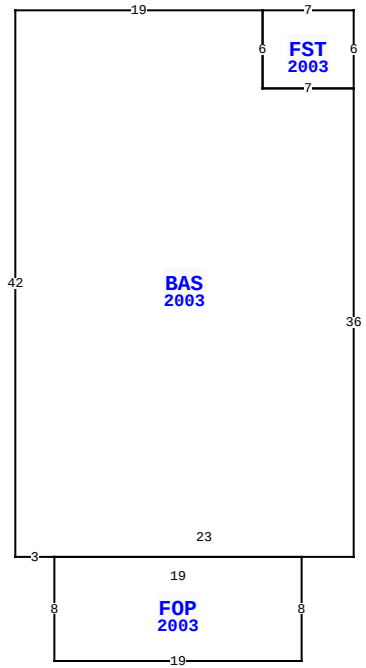
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1009.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,050 | 100 | 1,050 | 100,271 |
| FOP | 152 | 30 | 46 | 4,393 |
| FST | 42 | 55 | 23 | 2,196 |
| TOTALS | 1,244 | | 1,119 | 106,860 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,119 | 116.6000 | 105.23 | 117,752 | 2003 | 2003 | 0 | 0 | 0 | 9.25 | 90.75 |

1 SINGLE FAM – 100% - 2004 Heated Area: 1050 HX Base Yr 2004




723 S 11TH ST, FERNANDINA BEACH

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

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 106,860 |
| TOTAL MARKET OB/XF VALUE | | 1,884 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 208,744 |
| SOH/AGL Deduction | | 142,284 |
| ASSESSED VALUE | | 66,460 |
| TOTAL EXEMPTION VALUE | HX HB | 41,460 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 208,744 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 188,262 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20032921 | H/AC | 4,000 | 04/15/2003 |
| 20032721 | NEW CONSTR | 4,000 | 03/19/2003 |
| 20032675 | NEW CONSTR | 1,000 | 03/12/2003 |
| 20032390 | NEW CONSTR | 75,000 | 01/24/2003 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1189/0433 | 11/18/2003 | WD | U | I | 06 | 47,600 |
| GRANTOR: NASSAU HABITAT FOR HU | | | | | | |
| GRANTEE: MARSELLA SHERYL N | | | | | | |
| 0936/1747 | 6/16/2000 | WD | U | V | 21 | 2,000 |
| GRANTOR: BURNS PAUL C TRUSTEE | | | | | | |
| GRANTEE: NASSAU HABITAT FOR | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FST=[YR=2003] W7 BAS=[YR=2003] W19 S42 E3 FOP=[YR=2003] S8 E19 N8 W19 $ E23 N36 W7 N6 $ S6 E7 N6 $ .

### 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 | 100 | 30 | 4 | 120.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 84 | 655 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 25 | 9 | 225.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 84 | 1,229 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,884

| 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 | 100 | | 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 05/18/2018 BY DJX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS