BLOCK 157 LOTS 17 & 18
CITY OF FDNA BEACH

BROWN JOSEPH LEE ET AL/WALKER DEBRA JEAN
835 SOUTH 11TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0157-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

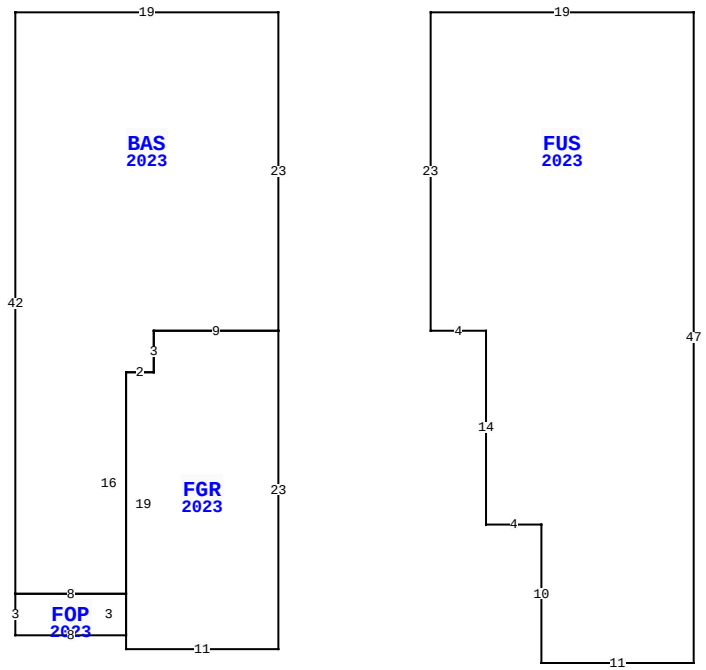
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	595	100	595	99,454
FGR	247	55	136	22,732
FOP	24	30	7	1,170
FUS	757	100	757	126,533
TOTALS	1,623		1,495	249,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,495	117.3000	167.15	249,889	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2023 Heated Area: 1352 HX Base Yr



835 S 11TH 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	249,889
TOTAL MARKET OB/XF VALUE	2,789
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	352,678
SOH/AGL Deduction	0
ASSESSED VALUE	352,678
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,678
TOTAL JUST VALUE	352,678
NCON VALUE	252,678
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222140	NEW CONSTR	0	05/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/897	4/28/2023	WD	Q	I	01	501,500
GRANTOR: EVANS JOHN & ANN						
GRANTEE: BROWN JOSEPH LEE ET						
2530/1948	1/19/2022	WD	Q	V	01	85,000
GRANTOR: LIEBENBERG CHARL G						
GRANTEE: EVANS JOHN & ANN (M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,10] W19 S42 E8 N16 E2 N3 E9 N23 $
FGR=[YR=2023;ORIG=60,33] W9 S3 W2 S19 S1 E11 N23 $
FOP=[YR=2023;ORIG=41,52] E8 S3 W8 N3 $
FUS=[YR=2023;ORIG=90,10] W19 S23 E4 S14 E4 S10 E11 N47 $
.

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	1	0	0	0	429.00	SF	6.50	6.50	100	2023	2022		100	2,789	

TOTAL OB/XF 2,789

LAND DESCRIPTION

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		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 07/18/2023 BY TW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS