BLOCK 158 LOTS 10 & 11
CITY OF FDNA BEACH

WALLACE HARRIETT H
2438 GRAND STREET
JACKSONVILLE, FL 32208

**2023**

**00-00-31-1800-0158-0100**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

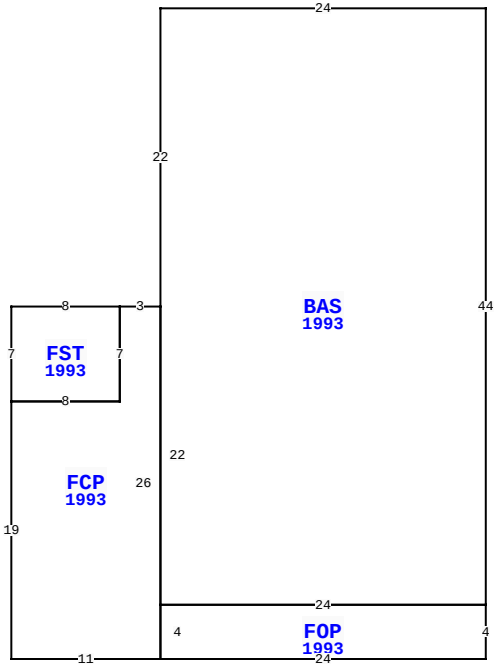
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,056 | 100 | 1,056 | 81,567 |
| FCP | 230 | 25 | 58 | 4,480 |
| FOP | 96 | 30 | 29 | 2,240 |
| FST | 56 | 55 | 31 | 2,395 |
| TOTALS | 1,438 | | 1,174 | 90,681 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,174 | 119.7000 | 108.03 | 126,827 | 1968 | 1985 | 0 | 0 | 0 | 28.50 | 71.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1056 HX Base Yr




814 S 9TH 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 | 90,681 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 92,540 |
| TOTAL MARKET VALUE | 183,221 |
| SOH/AGL Deduction | 46,398 |
| ASSESSED VALUE | 136,823 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 136,823 |
| TOTAL JUST VALUE | 183,221 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 183,602 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6646 | REMODEL | 26,307 | 07/08/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2615/0560 | 1/26/2023 | QC | U | I | 11 | 100 |
| GRANTOR: WALLACE HARRIETT H & | | | | | | |
| GRANTEE: WALLACE HARRIETT H | | | | | | |
| 2589/0958 | 9/08/2022 | LE | U | I | 11 | 100 |
| GRANTOR: WALLACE HARRIETT H | | | | | | |
| GRANTEE: BROWN TONY WAYNE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W24 S22 FCP=[YR=1993] W3 FST=[YR=1993] W8 S7 E8 N7$ S7 W8 S19 E11 FOP=[YR=1993] E24 N4 W24 S4$ N26 $ S22 E24 N44$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 0006 | MU-8 | 50.00 | 100.00 | 5,288.00 | SF | | 1.00 | 1.00 | 1.00 | 17.50 | 17.50 | 92,540 | | | | | | | |

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 92,540 Market: 0 Agricultural: 0 Common: 92,540 PRINTED 08/02/2023 BY SYS