BLOCK 158 LOTS 29 TO 32
INC
CITY OF FDNA BEACH

HOUSING AUTHORITY OF FERNANDINA BEACH
1300 HICKORY ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0158-0290

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	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

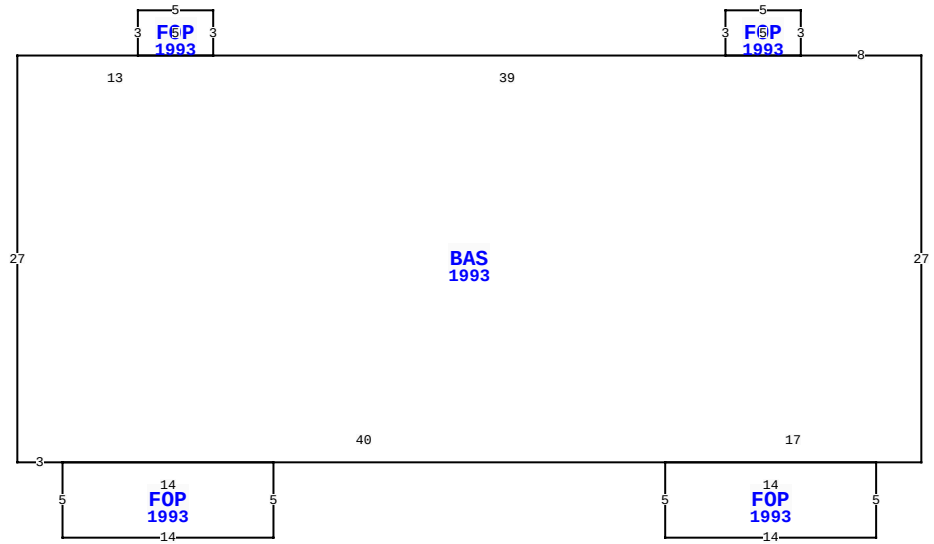
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	55,193
FOP	15	30	4	136
FOP	15	30	4	136
FOP	70	30	21	716
FOP	70	30	21	716
TOTALS	1,790		1,670	56,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9600	01	1,670	113.0000	50.85	84,920	1961	1976	0	0	0	33.00	67.00

1 RES EXEMPT – 0% - 0 Heated Area: 1620 HX Base Yr



801 S 10TH ST, FERNANDINA BEACH

BLD DATE	07/13/2021	KK	LGL DATE	
XF DATE	07/13/2021	KK	LAND DATE	07/13/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		56,896
TOTAL MARKET OB/XF VALUE		8,431
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		265,327
SOH/AGL Deduction		87,377
ASSESSED VALUE		177,950
TOTAL EXEMPTION VALUE	04	177,950
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		265,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130078	REPAIR/RRF	3,400	01/11/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FOP=[YR=1993] N3 W5 S3E5$ W39 FOP=[YR=1993] N3 W5 S3E5$ W13S27 E3 FOP=[YR=1993] S5 E14N5W14$ E40 FOP=[YR=1993] S5 E14 N5W14$ E17 N27$.

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	0400	CONC CURB	0	0	0	0	14.00	LF	15.00	15.00	100	2000	2000	3	85	179	
2	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	506	
3	0425	CL FNC 8'	0	0	0	0	258.00	LF	10.65	10.65	100	2000	2000	3	55	1,511	
4	0810	CONCRETE A	0	0	67	3	201.00	SF	6.50	6.50	100	2000	2000	3	80	1,045	
5	0810	CONCRETE A	0	0	40	10	400.00	SF	6.50	6.50	100	2000	2000	3	80	2,080	
6	0810	CONCRETE A	0	0	66	3	198.00	SF	6.50	6.50	100	2000	2000	3	80	1,030	
7	0810	CONCRETE A	0	0	40	10	400.00	SF	6.50	6.50	100	2000	2000	3	80	2,080	

LAND DESCRIPTION

TOTAL OB/XF 8,431

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	008900	C	MUNICIPAL	0		R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000							

REVIEW DATE 07/13/2021 BY KK Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS