BLOCK 160 LOTS 11 THRU 18
IN OR 960/529
CITY OF FDNA BEACH

BELL BRENDA R
44001 BELL LANE
CALLAHAN, FL 32011

2023

00-00-31-1800-0160-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

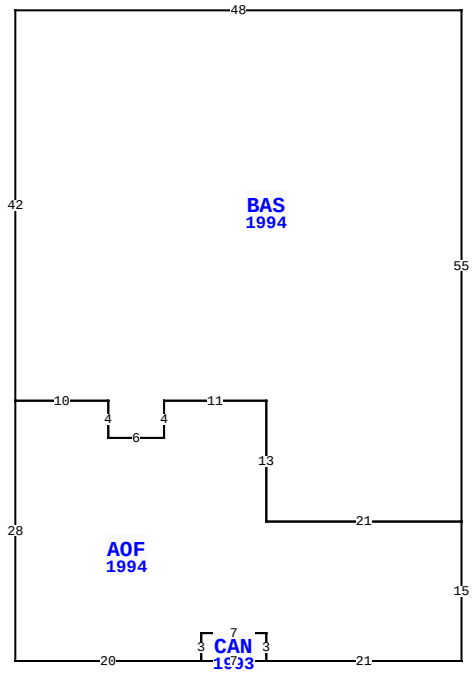
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,026	100	1,026	30,791
BAS	2,313	100	2,313	69,413
CAN	21	30	6	180
TOTALS	3,360		3,345	100,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	3,345	68.0160	60.02	200,767	1974	1974	0	0	0	50.00	50.00

1 SERV SHOP – 0% - 0 Heated Area: 3339 HX Base Yr



831 S 8TH ST, FERNANDINA BEACH

BLD DATE	01/20/2022	KK	LGL DATE	
XF DATE	01/20/2022	KK	LAND DATE	01/20/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	100,384
TOTAL MARKET OB/XF VALUE	8,742
TOTAL LAND VALUE - MARKET	387,500
TOTAL MARKET VALUE	496,626
SOH/AGL Deduction	210,709
ASSESSED VALUE	285,917
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,917
TOTAL JUST VALUE	496,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161420	CHANGEOUT AC UNIT	6,400	05/01/2016
20160425	REPAIR/RRF	15,000	02/17/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0960/0529	11/30/2000	TD	U	I		260,000
GRANTOR: GOODING MEDDIE & DEBO						
GRANTEE: BELL BRENDA R						
0653/0164	3/27/1992	WD	U	I	01	100
GRANTOR: GOODING M J & E A						
GRANTEE: GOODING M J ETAL TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W48 S42 AOF=[YR=1994] S28 E20 CAN=[YR=1993] E7 N3 W7 S3$ N3 E7 S3 E21 N15 W21 N13 W11 S4 W6 N4 W10$ E10 S4 E6 N4 E11 S13 E21 N55$.

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
2	0803	ASPHALT C	0	0	74	22	1,628.00	SF	2.00	2.00	100	1974	1974	3	50	1,628	
8	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1994	1994	3	39	606	
9	0810	CONCRETE A	0	0	0	0	262.00	SF	6.50	6.50	100	1994	1994	3	70	1,192	
10	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	2000	2000	3	20	160	
11	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2000	2000	3	55	385	
12	0464	FNC GT 10'	0	0	0	0	2.00	UT	437.50	437.50	100	2000	2000	3	55	481	
13	0424	CL FNC 6'	0	0	0	0	390.00	LF	20.00	20.00	100	2000	2000	3	55	4,290	

LAND DESCRIPTION

TOTAL OB/XF 8,742

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	002500	C	SRVC SHOPS	0	0003	MU-8	50.00	200.00	5,000.00	SF		1.00	1.00	1.00	25.00	25.00	125,000							
2	002500	C	SRVC SHOPS	0	0006	MU-8	100.00	100.00	15,000.00	SF		1.00	1.00	0.50	35.00	17.50	262,500							

REVIEW DATE 01/20/2022 BY KK Total Acres: 0.00 Total Land Value: 387,500 Market: 0 Agricultural: 0 Common: 387,500 PRINTED 08/02/2023 BY SYS