BLOCK 161 LOT 23 & N2'OF LOT22
IN OR 1383/1820 & OR 1564/1971
CITY OF FDNA BEACH

DARBY JACKIE S
2058 FRIENDLY RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0161-0230

BUILDING CHARACTERISTICS

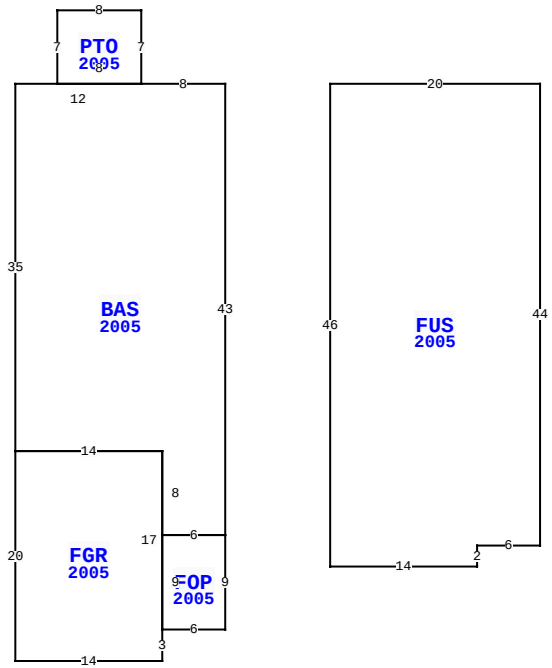
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	748	100	748	73,151
FGR	280	55	154	15,060
FOP	54	30	16	1,565
FUS	908	100	908	88,798
PTO	56	5	3	293
TOTALS	2,046		1,829	178,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,829	111.9000	106.30	194,423	2005	2005	0	0	0	8.00	92.00

1 TOWNHOUSE - 0% - 0 Heated Area: 1656 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

821 S 7TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	178,869
TOTAL MARKET OB/XF VALUE	2,710
TOTAL LAND VALUE - MARKET	113,400
TOTAL MARKET VALUE	294,979
SOH/AGL Deduction	67,401
ASSESSED VALUE	227,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,578
TOTAL JUST VALUE	294,979
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052392	H/AC	6,000	08/05/2005
20052383	TEMP POLE	10,000	08/05/2005
20052006	OTHER	6,000	06/15/2005
20052007	OTHER	6,000	06/15/2005
20051974	NEW CONSTR	200,000	06/10/2005
20051419	DEMOLITION	1,000	03/17/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1564/1971	5/06/2008	WD	U	I	06	74,500
GRANTOR: MICHAELS BRITTANY D (						
GRANTEE: DARBY JACKIE S						
1383/1820	1/24/2006	WD	U	I	21	179,900
GRANTOR: JOHNSON HOME BUILDERS						
GRANTEE: DARBY JACKIE S & BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W8 PTO=[YR=2005] N7 W8 S7 E8 $ W12 S35
FGR=[YR=2005] S20 E14 N3 FOP=[YR=2005] E6 N9 W6S9$N17W14$
E14S8E6N43$ PTR= E10 FUS=[YR=2005] E20 S44 W6 S2W14 N46 $
W10 $.

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	0	48	8	384.00	SF	6.50	6.50	100	2005	2005	3	87	2,172	
2	0810	CONCRETE A	0	0	13	3	39.00	SF	6.50	6.50	100	2005	2005	3	87	221	
3	0810	CONCRETE A	0	0	7	8	56.00	SF	6.50	6.50	100	2005	2005	3	87	317	

LAND DESCRIPTION

TOTAL OB/XF 2,710

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	0006	R-2	27.00	100.00	27.00	FF		1.00	1.00	1.20	3,500.00	4,200.00	113,400							

REVIEW DATE 09/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 113,400 Market: 0 Agricultural: 0 Common: 113,400 PRINTED 08/02/2023 BY SYS