BLOCK 161 LOT 28
CITY OF FDNA BEACH

LAMPS LAURA W TRUST AGREEMENT/LAMPS LAURA WEBB TRU
1014 BALDWIN AVENUE
ANN ARBOR, MI 48104

2023

00-00-31-1800-0161-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06

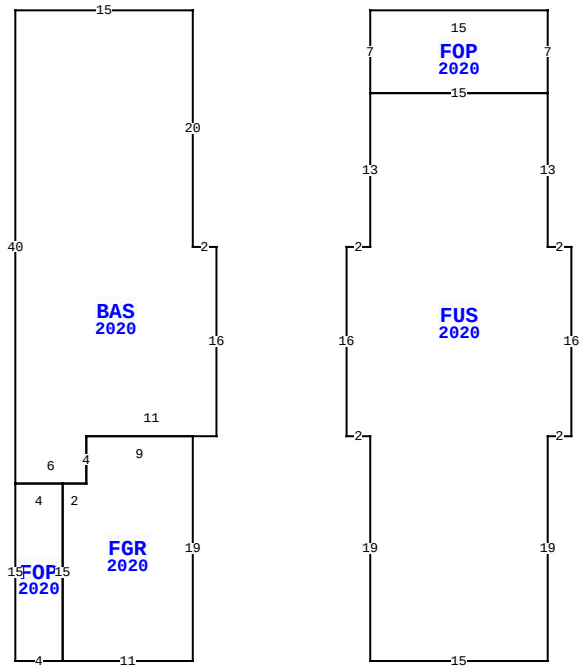
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	596	100	596	142,681
FGR	201	55	111	26,573
FOP	60	30	18	4,309
FOP	105	30	32	7,661
FUS	784	100	784	187,687
TOTALS	1,746		1,541	368,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,541	168.8447	240.60	370,765	2020	2020	0	0	0	0.50	99.50

1 SFR CUST – 100% - 0 Heated Area: 1380 HX Base Yr



809 S 7TH 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		368,911
TOTAL MARKET OB/XF VALUE		7,892
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		481,803
SOH/AGL Deduction		294,753
ASSESSED VALUE		187,050
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,050
TOTAL JUST VALUE		481,803
NCON VALUE		4,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200053	NEW CONSTR	184,232	03/31/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/0893	1/26/2023	WD	Q	I	02	655,000
GRANTOR: STROMDAHL TODD D &						
GRANTEE: LAMPS LAURA W TRUST						
2266/1988	4/08/2019	WD	Q	V	02	28,500
GRANTOR: SHAW JACK L JR & TIFF						
GRANTEE: STROMDAHL TODD D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W15 S40 FOP=[YR=2020] S15 E4 FGR=[YR=2020] E11 N19 W9 S4 W2 S15$ N15 W4$ E6 N4 E11 N16 W2 N20$ PTR=E30 FOP=[YR=2020] W15 S7 FUS=[YR=2020] S13 W2 S16 E2 S19 E15 N19 E2 N16 W2 N13 W15$ E15 N7$ W30$.

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	0811	CONCRETE B	0	100	0	0	756.00	SF	5.20	5.20	100	2020	2020	3	99	3,892	
2	0855	CONC PAVER	0	100	0	0	400.00	SF	10.00	10.00	100	2022	2022	3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 7,892

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	100	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.20	3,500.00	4,200.00	105,000							

REVIEW DATE 10/07/2020 BY RK Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS