BLOCK 166 LOT 14
CITY OF FDNA BEACH

ST RAPHAELS TRUST OF ALEXANDRIA/CALDERON RICHARD D
82716 BELVOIR COURT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0166-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

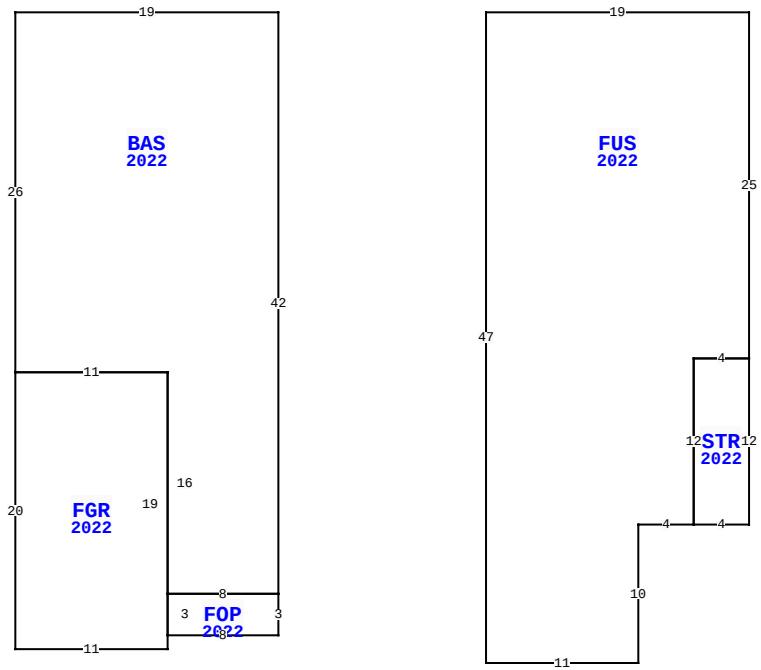
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
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	622	100	622	116,190
FGR	220	55	121	22,603
FOP	24	30	7	1,308
FUS	765	100	765	142,902
STR	48	10	5	934
TOTALS	1,679		1,520	283,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,520	157.3085	186.80	283,936	2022	2022	0	0	0	0.00	100.00

2 SNGL FAM – 0% - 2023 Heated Area: 1387 HX Base Yr



926 S 7TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	283,936
TOTAL MARKET OB/XF VALUE	4,562
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	363,498
SOH/AGL Deduction	0
ASSESSED VALUE	363,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	363,498
TOTAL JUST VALUE	363,498
NCON VALUE	288,451
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211509	NEW CONSTR	0	07/01/2021
20162605	DEMOHOUSE	6,000	09/23/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/1433	11/30/2022	WD	U	I	11	100
GRANTOR: CALDERON RICHARD D &						
GRANTEE: ST RALPHAEL'S TRUST						
2558/1673	4/27/2022	WD	Q	I	01	453,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: CALDERON RICHARD D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W19 S26 FGR=[YR=2022] S20 E11 N1 FOP=[YR=2022] E8 N3 W8 S3$ N19 W11$ E11 S16 E8 N42$ PTR= E15 FUS=[YR=2022] E19 S25 STR=[YR=2022] W4 S12 E4 N12$ W4 S12 W4 S10 W11 N47$ W15$.

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	0	0	436.00	SF	6.50	6.50	100	2022	2022	3	100	2,834	
2	0476	VF 6 SBPL	0	0	0	0	54.00	LF	32.00	32.00	100	2022	2022	3	100	1,728	

LAND DESCRIPTION

TOTAL OB/XF 4,562

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	MU-8	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	30.00	30.00	75,000							

REVIEW DATE 05/10/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS