BLOCK 182 S1/2 OF LOT 8
A/K/A SUBLOTS C & D
IN OR 284/191

DAWSON MARTHA ANN
1107 S 11TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0182-0082

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

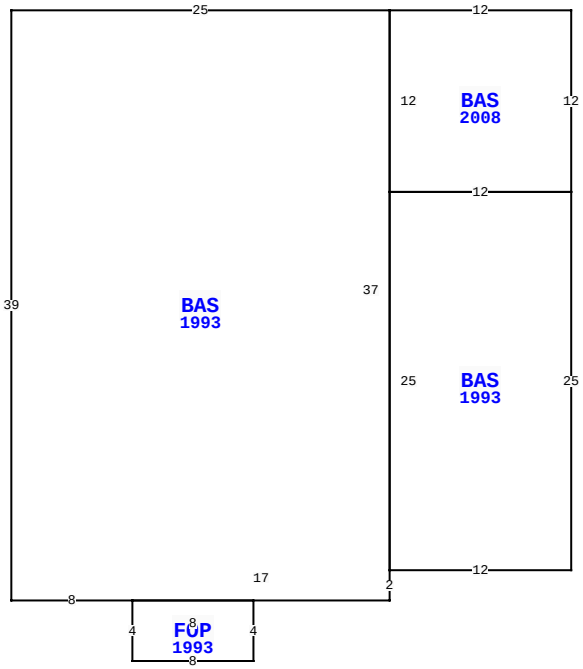
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100	300	22,662
BAS	975	100	975	73,650
BAS	144	100	144	10,878
FOP	32	30	10	755
TOTALS	1,451		1,429	107,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,429	101.7640	91.84	131,239	1976	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 0 Heated Area: 1419 HX Base Yr



1107 S 11TH ST, FERNANDINA BEACH

BLD DATE	09/10/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		107,944
TOTAL MARKET OB/XF VALUE		1,355
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		209,299
SOH/AGL Deduction		145,953
ASSESSED VALUE		63,346
TOTAL EXEMPTION VALUE	HX HB DX	43,346
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		209,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021561	REMODEL	1,000	09/09/2002
984575	REPAIR/RRF	5,800	11/24/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0284/0191	1/01/1979	QD	Q	I		22,000
GRANTOR:						
GRANTEE:						
0182/0082	10/01/1978	WD	Q	I		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W12 BAS=[YR=1993] W25 S39 E8 FOP=[YR=1993] S4 E8 N4W8$ E17 N2 BAS=[YR=1993] E12 N25 W12 S25$ N37$ S12E12N12$.

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	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	100	1995	1995	3	20	840	
2	0810	CONCRETE A	0	100	0	0	244.00	SF	6.50	6.50	100	1979	1979	3	32.5	515	

LAND DESCRIPTION

TOTAL OB/XF 1,355

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			50.00	100.00	50.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	100,000							

REVIEW DATE 05/18/2018 BY DJX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS