

BLOCK 190 LOT 7
IN OR 1210/1508
CITY OF FDNA BEACH

THEOBALD THOMAS A & RAMONA R
96568 CALHOUN RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0190-0070



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 80
Interior Wall	04	PLYWOOD 20
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2017.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	858	100
TOTALS	858	858

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	858	125.3880	113.16	97,091	1959	1959	0	0	50	23.00	27.00	
1 SINGLE FAM - 0% - 0													
Heated Area: 858													
HX Base Yr													
BAS 1993													
1311 S 4TH ST, FERNANDINA BEACH													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	858	100	858	26,215
TOTALS	858		858	26,215

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	0	38	18		6.50	6.50	100	2005	2005	3
2	0350	CARPORT WD	0	0	20	20		13.00	13.00	100	2005	2005	3

OB/XF MKT VALUE	NOTES
3,868	
1,404	

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	SFR	0	0007		100.00	100.00	100.00	FF		1.00	1.00

TOTAL OB/XF												5,272	
LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
7	100.00	100.00	100.00	FF		1.00	1.00	1.00	850.00	850.00			
Total Acres: 0.00			Total Land Value: 85,000				Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		26,215	
TOTAL MARKET OB/XF VALUE		5,272	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		116,487	
SOH/AGL Deduction		31,942	
ASSESSED VALUE		84,545	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		84,545	
TOTAL JUST VALUE		116,487	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		114,754	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040915	REPAIR/RRF	4,000	05/17/2004
7960	NEW CONSTR	0	02/05/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1210/1508	2/26/2004	WD	Q	I	
GRANTOR: TRAVILLIAN LOUIS H					75,000
GRANTEE: THEOBALD THOMAS A &					
0404/0195	11/01/1983	WD	Q	I	
GRANTOR:					22,000
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 S5 W22 S18 E10 S9 E12 N4 E12 N10 E3 N6 W3 N12\$.									