BLOCK 191 LOT 2
CITY OF FDNA BEACH

SAVOLDI MARIA JO/WILLIAMS DARRELL LEE
213 LIGHTHOUSE CIR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0191-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

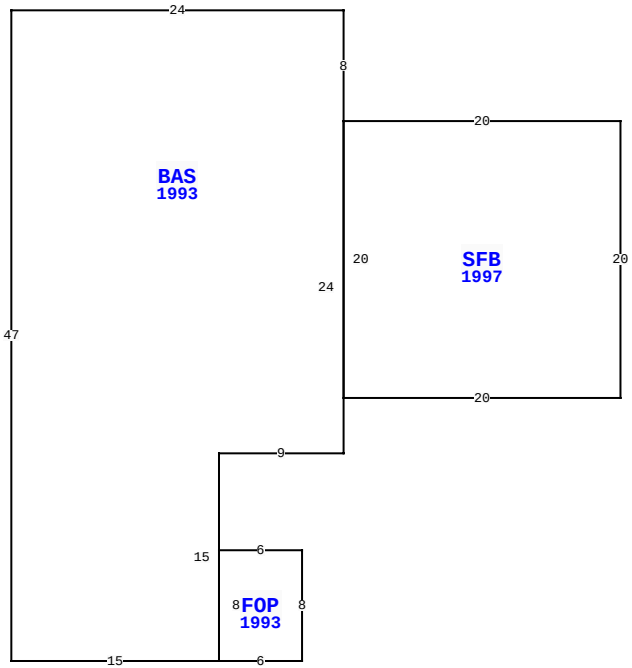
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	993	100	993	74,251
FOP	48	30	14	1,047
SFB	400	80	320	23,928
TOTALS	1,441		1,327	99,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,327	97.7600	88.23	117,081	1950	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 0% - 0 Heated Area: 1313 HX Base Yr



1312 S 4TH ST, FERNANDINA BEACH

BLD DATE	03/26/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	99,226
TOTAL MARKET OB/XF VALUE	2,538
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	186,764
SOH/AGL Deduction	0
ASSESSED VALUE	186,764
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,764
TOTAL JUST VALUE	186,764
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004565	REMODEL	70,000	03/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/1876	11/01/2021	WD	Q	I	01	175,000
GRANTOR: INCOAST GROUP LLC						
GRANTEE: SAVOLDI MARIA JO &						
2495/0336	8/30/2021	WD	Q	I	01	160,000
GRANTOR: FIN HOMES LLC						
GRANTEE: INCOAST GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1997] W20 BAS=[YR=1993] N8 W24 S47 E15 FOP=[YR=1993] E6 N8 W6 S8 $ N15 E9 N24 $ S20 E20 N20 $.

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	0510	GARAGE WD-	0	0	12	20	240.00	SF	35.00	35.00	100	1996	1996	3	25	2,100	
2	0350	CARPORT WD	0	0	3	16	48.00	SF	9.36	9.36	100	1996	1996	3	20	90	
4	0810	CONCRETE A	0	0	7	8	56.00	SF	6.50	6.50	100	1999	1999	3	79	288	
5	1242	WD DECK A	0	0	5	6	30.00	SF	10.00	10.00	100	1999	1999	3	20	60	

LAND DESCRIPTION

TOTAL OB/XF 2,538

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	0007		100.00	100.00	100.00	FF		1.00	1.00	1.00	850.00	850.00	85,000							

REVIEW DATE 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS