BLOCK 212 LOT W 100 FT OF
1 & 2 N 56 FT OF W 100 FT
OF 3

HOUSING AUTHORITY OF FERNANDINA BEACH
1300 HICKORY ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0212-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		1 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

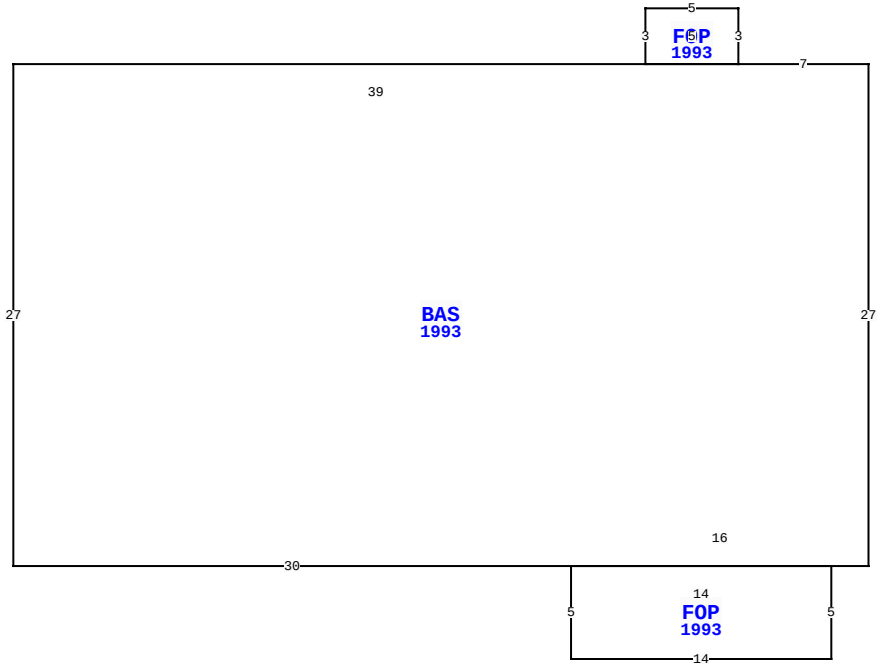
DOR CODE 8900 MUNICIPAL
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	45,568
FOP	15	30	4	147
FOP	70	30	21	771
TOTALS	1,327		1,267	46,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9600	01	1,267	121.6800	54.76	69,381	1961	1976	0	0	0	33.00	67.00

1 RES EXEMPT – 0% - 0 Heated Area: 1242 HX Base Yr



BLD DATE	07/20/2021	KK	LGL DATE		
XF DATE	07/20/2021	KK	LAND DATE	07/20/2021	KK
INC DATE			AG DATE		

1002 S 11TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		262,518
TOTAL MARKET OB/XF VALUE		13,929
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,076,447
SOH/AGL Deduction		249,311
ASSESSED VALUE		827,136
TOTAL EXEMPTION VALUE	04	827,136
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,076,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		964,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130091	REPAIR/RRF	3,800	01/11/2013
20022194	XFOB	1,000	12/16/2002
20022195	XFOB	1,000	12/16/2002
20022196	XFOB	1,000	12/16/2002
20022197	XFOB	1,000	12/16/2002
20022198	XFOB	1,000	12/16/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 FOP=[YR=1993] N3 W5 S3E5$ W39 S27 E30
FOP=[YR=1993] S5 E14 N5 W14$ E16 N27$.

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	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	1,518	
2	0400	CONC CURB	0	0	0	0	7.00	LF	15.00	15.00	100	2000	2000	3	85	89	
3	0810	CONCRETE A	0	0	52	3	156.00	SF	6.50	6.50	100	1980	1980	3	35	355	
4	0810	CONCRETE A	0	0	59	10	590.00	SF	6.50	6.50	100	1980	1980	3	35	1,342	
5	0400	CONC CURB	0	0	0	0	14.00	LF	15.00	15.00	100	2000	2000	3	85	179	
6	0810	CONCRETE A	0	0	49	3	147.00	SF	6.50	6.50	100	1980	1980	3	35	334	
7	0810	CONCRETE A	0	0	59	10	590.00	SF	6.50	6.50	100	1980	1980	3	35	1,342	
8	0810	CONCRETE A	0	0	48	3	144.00	SF	6.50	6.50	100	1980	1980	3	35	328	
9	0810	CONCRETE A	0	0	59	10	590.00	SF	6.50	6.50	100	1980	1980	3	35	1,342	
10	0400	CONC CURB	0	0	0	0	14.00	LF	15.00	15.00	100	2000	2000	3	85	179	

TOTAL OB/XF 7,008

LAND DESCRIPTION

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	008900	C	MUNICIPAL	0		R-2	400.00	100.00	400.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	800,000							

REVIEW DATE 07/20/2021 BY KK Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/02/2023 BY SYS

BLOCK 212 LOT W 100 FT OF
1 & 2 N 56 FT OF W 100 FT
OF 3

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1300 HICKORY ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0212-0012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

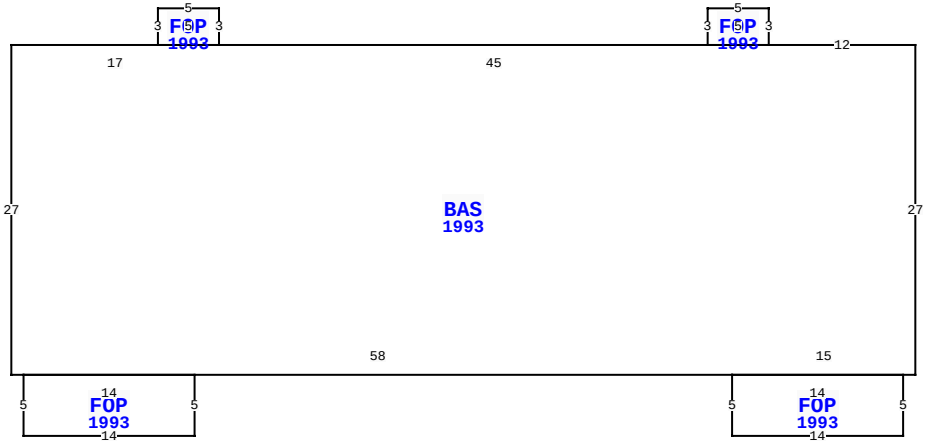
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,998	100	1,998	70,253
FOP	15	30	4	141
FOP	15	30	4	141
FOP	70	30	21	738
FOP	70	30	21	738
TOTALS	2,168		2,048	72,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9600	01	2,048	116.6200	52.48	107,479	1961	1976	0	0	0	33.00	67.00

2 RES EXEMPT – 0% - 0 Heated Area: 1998 HX Base Yr



1002 S 11TH ST, FERNANDINA BEACH

BLD DATE	07/20/2021	KK	LGL DATE	
XF DATE	07/20/2021	KK	LAND DATE	07/20/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 4 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		262,518
TOTAL MARKET OB/XF VALUE		13,929
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,076,447
SOH/AGL Deduction		249,311
ASSESSED VALUE		827,136
TOTAL EXEMPTION VALUE	04	827,136
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,076,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		964,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20022199	XFOB	1,000	12/16/2002
20022193	XFOB	1,000	02/16/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12FOP=[YR=1993] N3 W5 S3E5$ W45 FOP=[YR=1993] N3 W5 S3E5$ W17S27 E1 FOP=[YR=1993] S5 E14N5W14$ E58 FOP=[YR=1993] S5 E14 N5W14$ E15 N27$.

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
11	0810	CONCRETE A	0	0	54	3	162.00	SF	6.50	6.50	100	1980	1980	3	35	369	
12	0810	CONCRETE A	0	0	59	10	590.00	SF	6.50	6.50	100	1980	1980	3	35	1,342	
13	0810	CONCRETE A	0	0	56	3	168.00	SF	6.50	6.50	100	1980	1980	3	35	382	
14	0810	CONCRETE A	0	0	57	10	570.00	SF	6.50	6.50	100	1980	1980	3	35	1,297	
15	0400	CONC CURB	0	0	0	0	14.00	LF	15.00	15.00	100	2000	2000	3	85	179	
16	0810	CONCRETE A	0	0	49	3	147.00	SF	6.50	6.50	100	1980	1980	3	35	334	
17	0810	CONCRETE A	0	0	59	10	590.00	SF	6.50	6.50	100	1980	1980	3	35	1,342	
18	0810	CONCRETE A	0	0	49	3	147.00	SF	6.50	6.50	100	1980	1980	3	35	334	
19	0810	CONCRETE A	0	0	59	10	590.00	SF	6.50	6.50	100	1980	1980	3	35	1,342	

TOTAL OB/XF 6,921

LAND DESCRIPTION

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

REVIEW DATE 07/20/2021 BY KK Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/02/2023 BY SYS

BLOCK 212 LOT W 100 FT OF
1 & 2 N 56 FT OF W 100 FT
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2023

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BUILDING CHARACTERISTICS

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Bedrooms		5 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 8900 MUNICIPAL
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
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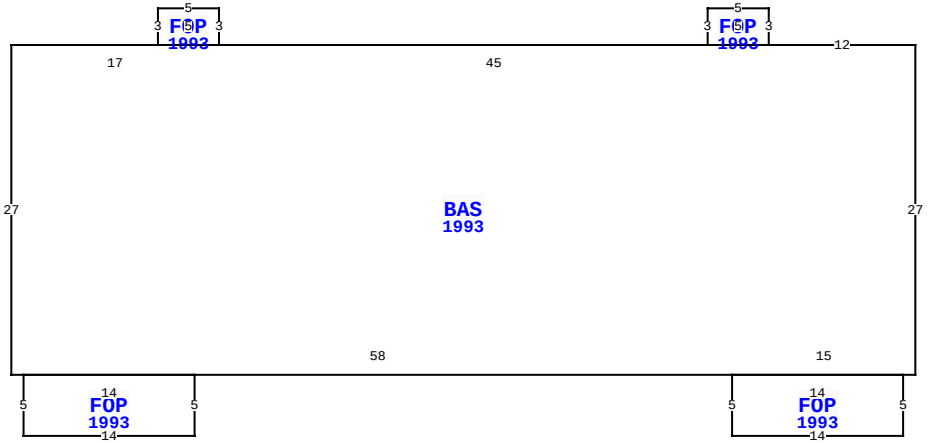
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9600	01	2,048	116.6200	52.48	107,479	1961	1976	0	0	0	33.00	67.00

3 RES EXEMPT – 0% - 0 Heated Area: 1998 HX Base Yr



1002 S 11TH ST, FERNANDINA BEACH

BLD DATE	07/20/2021	KK	LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 3 of 4 2

VALUATION SUMMARY

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TOTAL MARKET VALUE		1,076,447
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ASSESSED VALUE		827,136
TOTAL EXEMPTION VALUE	04	827,136
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,076,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		964,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	/ V I	/ RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/20/2021 BY KK Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/02/2023 BY SYS

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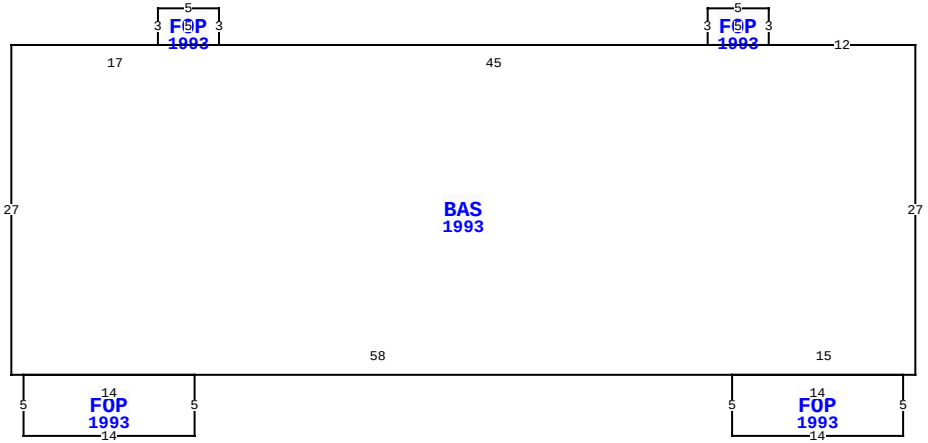
4 RES EXEMPT – 0% - 0 Heated Area: 1998 HX Base Yr



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BLD DATE	07/20/2021	KK	LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 4 of 4 2

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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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/20/2021 BY KK Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/02/2023 BY SYS