BLOCK 213 LOT N 100 FT OF
W 100 FT OF 1 (100 X 100)
EX S-6 IN OR 873/498

EVANS EUGENIA
96042 N PRINCE DR
YULEE, FL 32097

2023

00-00-31-1800-0213-0013

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

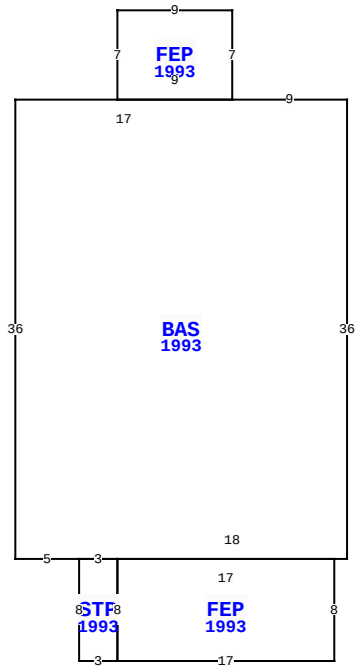
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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	936	100	936	79,831
FEP	63	80	50	4,264
FEP	136	80	109	9,297
STP	24	10	2	171
TOTALS	1,159		1,097	93,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,097	109.1588	98.52	108,076	1945	1995	0	0	0	13.43	86.57

1 SINGLE FAM - 0% - 0 Heated Area: 936 HX Base Yr



806 S 11TH ST, FERNANDINA BEACH

BLD DATE	04/09/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	93,561
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	193,561
SOH/AGL Deduction	60,185
ASSESSED VALUE	133,376
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,376
TOTAL JUST VALUE	193,561
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0873/0498	3/08/1999	PR	U	I	06	100

GRANTOR: EVANS WILLIE B & EUGE

GRANTEE: EVANS EUGENIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 FEP=[YR=1993] N7 W9 S7 E9 $ W17 S36 E5
STP=[YR=1993] S8E3N8W3$ E3 FEP=[YR=1993] S8 E17 N8W17 $ E18
N36 $.

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
1	000100	C	SFR	0	0006	R-2	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