BLK 213 N111'OF W100 OF LOT 2
IN OR 2538/1035
CITY OF FDNA BEACH

MJJJD PROPERTIES LLC
2058 FRIENDLY RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0213-0022

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

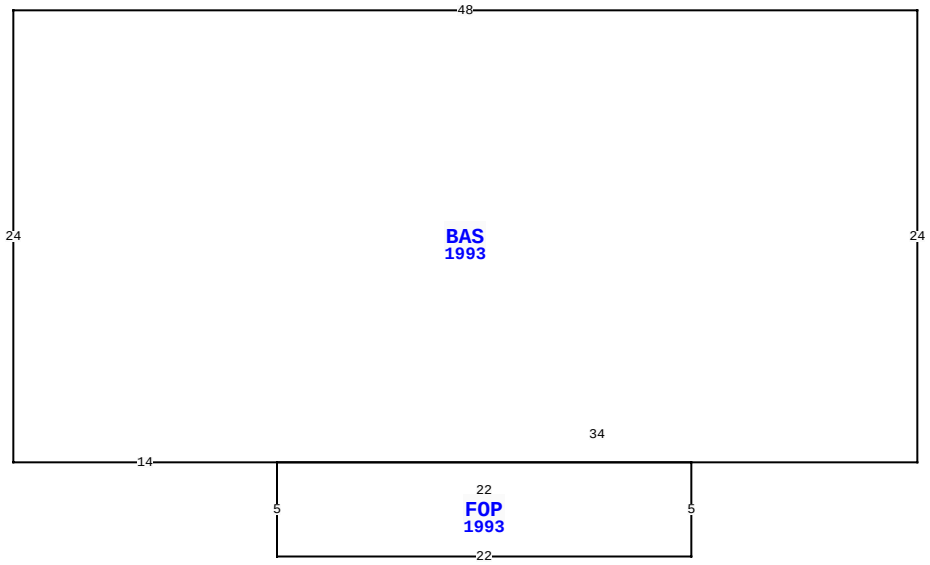
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	18,331
FOP	110	30	33	525
TOTALS	1,262		1,185	18,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,185	88.1496	79.56	94,279	1975	1975	0	0	50	43.50	20.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1152 HX Base Yr



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

820 S 11TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	18,856
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	177,600
TOTAL MARKET VALUE	196,456
SOH/AGL Deduction	0
ASSESSED VALUE	196,456
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,456
TOTAL JUST VALUE	196,456
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052786	REPAIR/RRF	7,000	10/04/2005
6348	XFOB	600	01/30/1991
5651	REPAIR/RRF	3,500	10/24/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2538/1035	2/07/2022	WD	Q	I	02	225,000
GRANTOR: BLUE BENJAMIN J & ET						
GRANTEE: MJJJD PROPERTIES LL						
1522/0801	8/30/2007	PR	U	I	01	100
GRANTOR: BLUE JAMES C JR P/R						
GRANTEE: BLUE JAMES C JR & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E14 FOP=[YR=1993] S5 E22 N5W22$ E34 N24$.

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	111.00	100.00	111.00	FF		1.00	1.00	0.80	2,000.00	1,600.00	177,600							

REVIEW DATE 05/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 177,600 Market: 0 Agricultural: 0 Common: 177,600 PRINTED 08/02/2023 BY SYS