BLK 213 NLY 86 FT OF WLY
100 FT OF E'LY 130 FT OF LOT 4
IN OR 1811/1821

WALDRIP CHARLES & LESIA
1973 CLINCH DR
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1800-0213-0041**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 19 | COMMON BRK 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| 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 | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

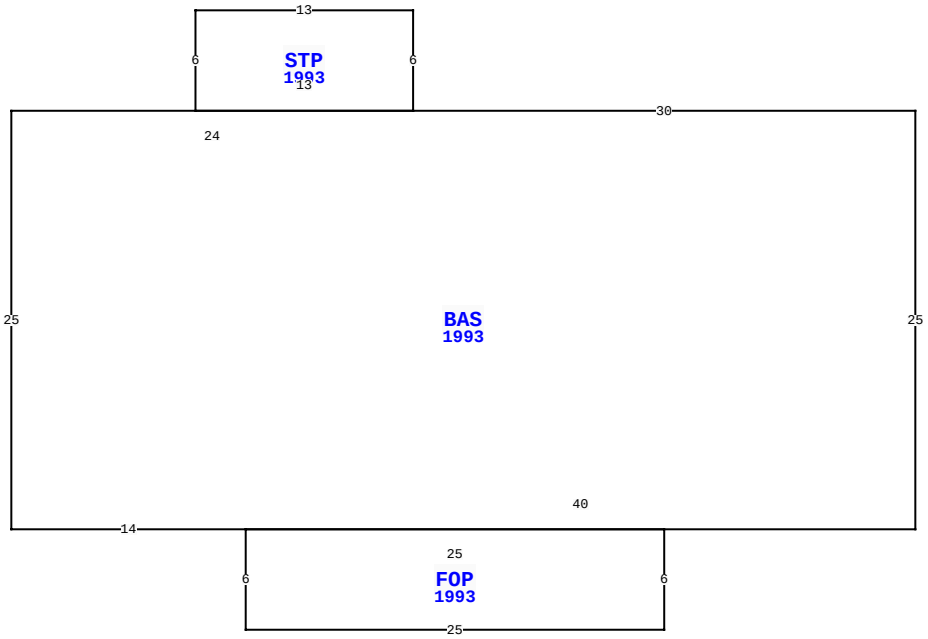
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1009.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,350 | 100 | 1,350 | 102,991 |
| FOP | 150 | 30 | 45 | 3,433 |
| STP | 78 | 10 | 8 | 611 |
| TOTALS | 1,578 | | 1,403 | 107,034 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,403 | 110.7548 | 99.96 | 140,244 | 1974 | 1974 | 0 | 0 | 0 | 23.68 | 76.32 |

1 SINGLE FAM – 0% - 0 Heated Area: 1350 HX Base Yr




909 DIVISION ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 02/04/2014 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 107,034 |
| TOTAL MARKET OB/XF VALUE | 588 |
| TOTAL LAND VALUE - MARKET | 137,600 |
| TOTAL MARKET VALUE | 245,222 |
| SOH/AGL Deduction | 119,807 |
| ASSESSED VALUE | 125,415 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 125,415 |
| TOTAL JUST VALUE | 245,222 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 245,054 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20122145 | WINDOWS/DRWL/FLOO | 2,200 | 10/15/2012 |
| 20122102 | RE-ROOF W/30YR SH | 4,000 | 10/12/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1811/1821 | 8/31/2012 | WD | U | I | 12 | 49,000 |
| GRANTOR: FEDERAL NATIONAL MORT | | | | | | |
| GRANTEE: WALDRIP CHARLES & L | | | | | | |
| 1743/0775 | 6/17/2011 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: FEDERAL NATIONAL MT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W30 STP=[YR=1993] N6 W13 S6 E13$ W24 S25 E14
FOP=[YR=1993] S6 E25 N6W25$ E40 N25$.

## 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 | 0810 | CONCRETE A | 0 | 0 | 30 | 10 | 300.00 | SF | 6.50 | 6.50 | 100 | 1974 | 1974 | 3 | 26 | 507 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 16 | 3 | 48.00 | SF | 6.50 | 6.50 | 100 | 1974 | 1974 | 3 | 26 | 81 | |

## LAND DESCRIPTION

TOTAL OB/XF 588

| 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 | 86.00 | 100.00 | 86.00 | FF | | 1.00 | 1.00 | 0.80 | 2,000.00 | 1,600.00 | 137,600 | | | | | | | |

REVIEW DATE 05/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 137,600 Market: 0 Agricultural: 0 Common: 137,600 PRINTED 08/02/2023 BY SYS