BLOCK 213 N'LY 86 FT OF W'LY
100 FT OF E'LY 130 FT OF LOT 5
IN OR 2539/1158

HALPIN MCKENZIE
923 DIVISION ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0213-0052

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

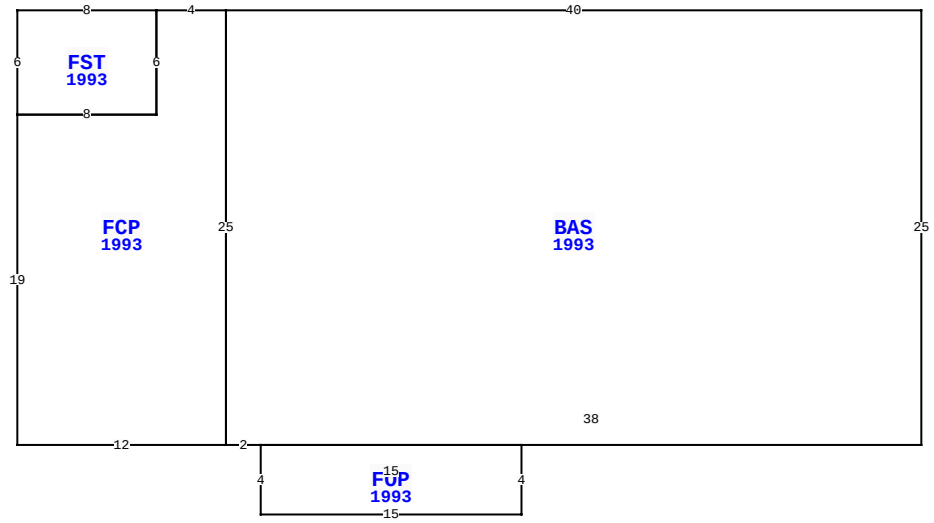
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,000	100	1,000	127,828
FCP	252	25	63	8,054
FOP	60	30	18	2,300
FST	48	55	26	3,323
TOTALS	1,360		1,107	141,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,107	108.1836	128.47	142,216	1974	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 1000 HX Base Yr 2023



923 DIVISION ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		141,505
TOTAL MARKET OB/XF VALUE		8,597
TOTAL LAND VALUE - MARKET		137,600
TOTAL MARKET VALUE		287,702
SOH/AGL Deduction		0
ASSESSED VALUE		287,702
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		237,702
TOTAL JUST VALUE		287,702
NCON VALUE		7,544
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210700	REPAIR/RRF	0	09/03/2021
5589	REPAIR/RRF	800	09/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2573/1946	6/28/2022	WD	Q	I	02	395,000
GRANTOR: HART REBECCA						
GRANTEE: HALPIN MCKENZIE						
2539/1158	2/01/2022	WD	Q	I	01	340,000
GRANTOR: PBP HOMES INC						
GRANTEE: HART REBECCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FCP=[YR=1993] W4 FST=[YR=1993] W8 S6 E8N6$ S6 W8 S19 E12 N25 $ S25 E2 FOP=[YR=1993] S4 E15 N4W15$ E38 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	0476	VF 6 SBPL	0	100	0	0	217.00	LF	32.00	32.00	100	2022	2022	3	100	6,944	
2	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	
3	0810	CONCRETE A	0	100	0	0	225.00	SF	6.50	6.50	100	1995	1995	3	72	1,053	

LAND DESCRIPTION

TOTAL OB/XF 8,597

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	100	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 11/30/2021 BY RKA Total Acres: 0.00 Total Land Value: 137,600 Market: 0 Agricultural: 0 Common: 137,600 PRINTED 08/02/2023 BY SYS