

BLOCK 213 N'LY 65.5 FT OF
E100 FT OF W130 FT OF LOT 7
IN OR 2325/733

FLORIDA LAND TRUST NO 910/DIVISION ST FB FL
PO BOX 6367
JACKSONVILLE, FL 32236-6367

2023

00-00-31-1800-0213-0074



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	108,023
FOP	80	30	24	2,592
FST	72	55	40	4,321
UCP	228	20	46	4,969

TOTALS	1,380		1,110	119,905
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	32	9	288.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	19	3	57.00	SF	6.50	6.50	
3	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
5	0801	ASPHALT A	0	0	19	9	171.00	SF	3.00	3.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	R-2	65.00	100.00	65.50	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,110	135.3726	122.17	135,609	1974	2000	0	0	11.58	88.42
1 SINGLE FAM - 0% - 0											
Heated Area: 1000											
HX Base Yr											
25 40 12 6 6 12 19 12 23 4 4 25 BAS 1993 FST 1993 UCP 1994 FOP 1993											

910 DIVISION ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										119,905	
TOTAL MARKET OB/XF VALUE										5,045	
TOTAL LAND VALUE - MARKET										117,900	
TOTAL MARKET VALUE										242,850	
SOH/AGL Deduction										38,380	
ASSESSED VALUE										204,470	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										204,470	
TOTAL JUST VALUE										242,850	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										215,766	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200390	REMODEL	27,920	07/28/2020
20112312	SEWER LINE	1,800	01/03/2012
20111116	GAS	435	07/08/2011
20110610	H/AC	3,500	04/25/2011
20110003	ELEC OTHER	200	01/03/2011

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2325/0733	12/16/2019	CT	U	I	18	122,200			
GRANTOR: CLERK OF COURT									
GRANTEE: FLORIDA LAND TRUST									
1904/1778	2/27/2014	WD	Q	I	02	115,000			
GRANTOR: CHAPMAN PHILIP A III									
GRANTEE: SLAMINKA MELISSA A									

BUILDING NOTES											

BUILDING DIMENSIONS											
FST=[YR=1993] W12 BAS=[YR=1993] W40S25E17 FOP=[YR=1993] S4E20N4W20SE23 UCP=[YR=1994] E12N19W12S19N25S56E12 N6S.											