



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
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
Occupancy	00	NONE 100

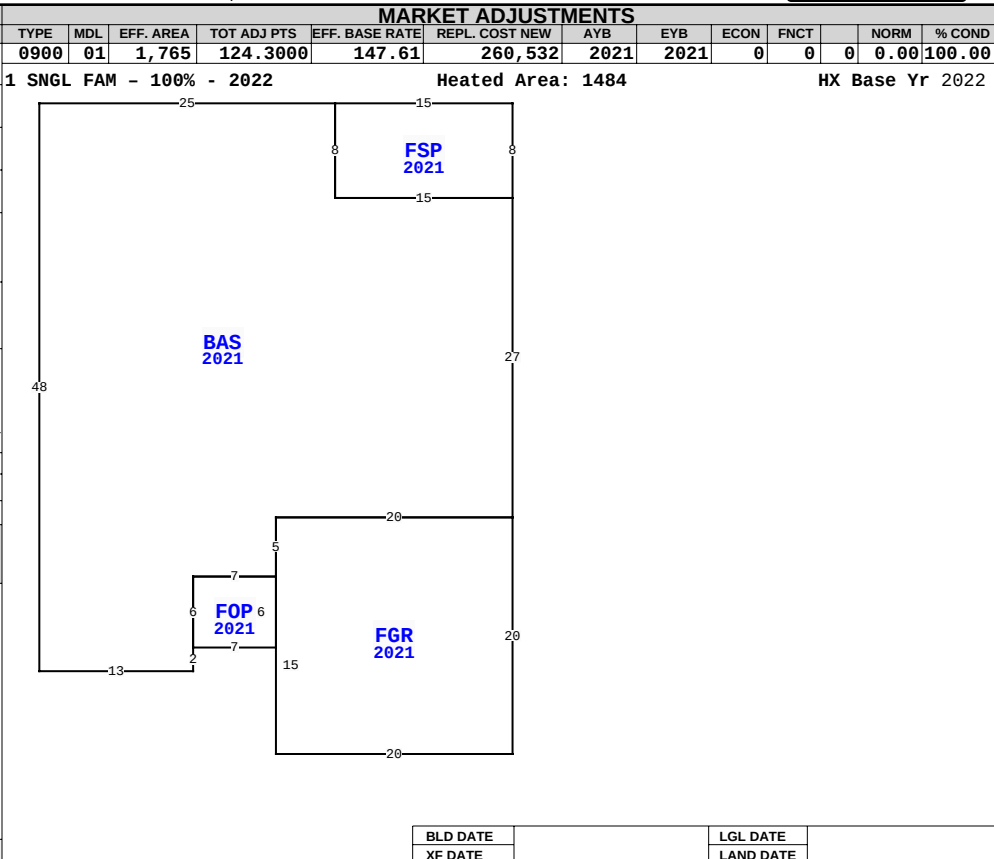
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100	1,484	219,053
FGR	400	55	220	32,474
FOP	42	30	13	1,919
FSP	120	40	48	7,085

TOTALS	2,046		1,765	260,532
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
2	0476	VF 6 SBPL	0	100	0	0	
3	0470	VNYL GATE	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



816 DIVISION ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,765	124.3000	147.61	260,532	2021	2021	0	0	0.00	100.00

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		260,532
TOTAL MARKET OB/XF VALUE		8,076
TOTAL LAND VALUE - MARKET		97,600
TOTAL MARKET VALUE		366,208
SOH/AGL Deduction		26,234
ASSESSED VALUE		339,974
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		289,974
TOTAL JUST VALUE		366,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200571	C0 ISSUED	0	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2510/0440	10/28/2021	WD	Q	I	01	424,900
GRANTOR: STRAIGHT CUT CONSTR						
GRANTEE: MCGOVERN GARRETT MC						
2450/1377	4/08/2021	QC	U	V	11	100
GRANTOR: SHIELDS JANET C & DAV						
GRANTEE: STRAIGHT CUT CONSTR						

BUILDING NOTES

BUILDING DIMENSIONS												
FSP=[YR=2021] W15 BAS=[YR=2021] W25 S48 E13 N2 FOP=[YR=2021] E7 N6 W7 S6\$ N6 E7 FGR=[YR=2021] N5 E20 S20 W20 N15\$ N5 E20 N27 W15 N8\$ S8 E15 N8\$.												