BLK 214 W1/2 OF TRACT D OF
LOT 1 & W1/2 OF N 14 FT OF
TRACT C OF LOT 1 IN

PARKS DAVID & DIANA
1103 FIR STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0214-01D2

BUILDING CHARACTERISTICS

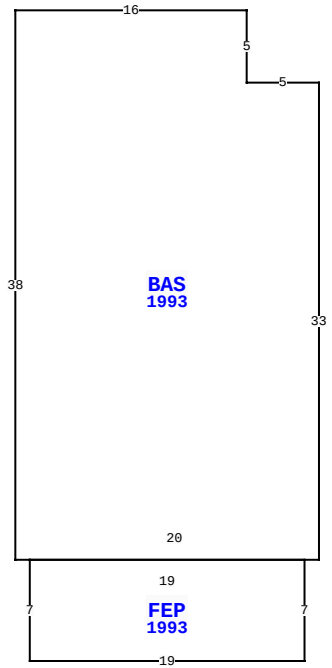
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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	773	100	773	71,013
FEP	133	80	106	9,738
TOTALS	906		879	80,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	879	147.5280	133.14	117,030	1950	1980	0	0	0	31.00	69.00

1 SINGLE FAM – 100% - 2018 Heated Area: 773 HX Base Yr 2018



1103 FIR ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		117,549
TOTAL MARKET OB/XF VALUE		3,027
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		195,576
SOH/AGL Deduction		104,482
ASSESSED VALUE		91,094
TOTAL EXEMPTION VALUE	HX HB	30,359
BASE TAXABLE VALUE		60,735
TOTAL JUST VALUE		195,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173570	INT REMD	30,000	11/14/2017
20170003	GUEST	20,000	01/03/2017
20121241	RE-ROOF	5,000	06/25/2012
20121242	REPLACE 6 WINDOWS	9,500	06/25/2012
19991021	REPLACE SHEETROCK	1,500	08/11/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2068/0250	8/26/2016	SW	U	I	12	34,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: PARKS DAVID & DIANA						
1989/0462	7/01/2015	QC	U	I	11	100
GRANTOR: OCWEN LOAN SERVICING						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 N5 W16 S38 E1 FEP=[YR=1993] S7 E19 N7 W19 $ E20 N33 $.

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	0511	GARAGE CB-	0	100	25	14	350.00	SF	40.00	40.00	100	1950	1950	3	20	2,800	
2	0940	SHEDS/PORT	0	100	9	14	126.00	SF	9.00	9.00	100	1970	1970	3	20	227	

LAND DESCRIPTION

TOTAL OB/XF 3,027

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	000800	C	MULTI-FAM	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	0.75	2,000.00	1,500.00	75,000							

REVIEW DATE 06/14/2017 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS

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LOT 1 & W1/2 OF N 14 FT OF
TRACT C OF LOT 1 IN

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2023

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
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	03	Quality Level 03

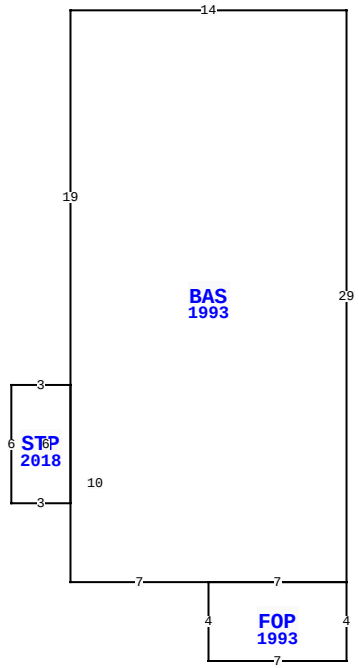
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	406	100	406	35,913
FOP	28	30	8	708
STP	18	10	2	177
TOTALS	452		416	36,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	416	118.8000	107.22	44,604	1950	1980	0	0	0	17.50	82.50

2 SINGLE FAM – 0% - 2018 Heated Area: 406 HX Base Yr 2018



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GRANTEE: PARKS DAVID & DIANA						
1989/0462	7/01/2015	QC	U	I	11	100
GRANTOR: OCWEN LOAN SERVICING						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S19 STP=[YR=2018] W3 S6 E3 N6$ S10 E7
FOP=[YR=1993] S4 E7 N4 W7 $ E7 N29 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/14/2017 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS