BLK 214 S 50 FT OF TRACT A OF
LOT 3 IN OR 818/424
CITY OF FDNA BEACH S/D OF

JENKINS MICHAEL L/COLES GRACE A
632 S 11TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0214-03A2

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

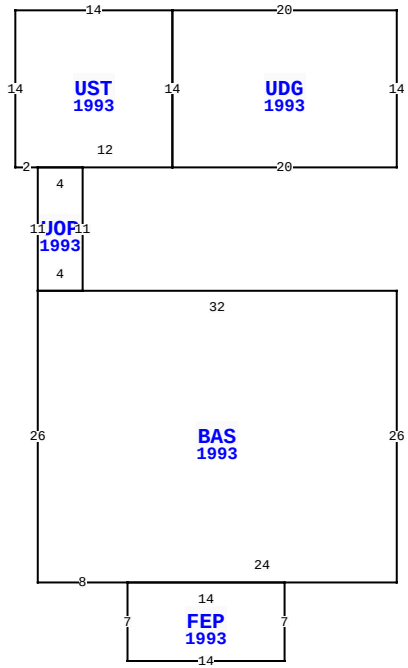
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	832	100	832	47,037
FEP	98	80	78	4,409
UDG	280	55	154	8,707
UOP	44	20	9	509
UST	196	45	88	4,975
TOTALS	1,450		1,161	65,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,161	87.6090	79.07	91,800	1940	1980	0	0	0	28.50	71.50

1 SINGLE FAM – 0% - 2023 Heated Area: 832 HX Base Yr



632 S 11TH ST, FERNANDINA BEACH

BLD DATE	04/09/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	65,637
TOTAL MARKET OB/XF VALUE	866
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	141,503
SOH/AGL Deduction	0
ASSESSED VALUE	141,503
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,503
TOTAL JUST VALUE	141,503
NCON VALUE	66,503
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100985	REPAIR/RRF	5,000	06/14/2010
5708	REPAIR/RRF	700	12/04/1989
2334	CHNGE SRVC	400	01/31/1989
5172	REPAIR/RRF	11,500	01/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0818/0424	12/29/1997	WD	U	I	18	100

GRANTOR: CAMPBELL HETTIE D

GRANTEE: JENKINS MICHAEL L &

BUILDING NOTES

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	25	13	325.00	SF	6.50	6.50	100	1982	1982	3	41	866	

BUILDING DIMENSIONS

UDG=[YR=1993] W20 UST=[YR=1993] W14S14E2 UOP=[YR=1993] S11 BAS=[YR=1993] S26 E8 FEP=[YR=1993] S7 E14N7W14$ E24N26W32 $ E4N11W4$ E12N14$ S14E20 N14$.

LAND DESCRIPTION

TOTAL OB/XF 866

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	50.00	100.00	50.00	FF		1.00	1.00	0.75	2,000.00	1,500.00	75,000							

REVIEW DATE 05/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS