

BLK 214 E1/2 OF S 44 FT OF
TRACT C OF LOT 2 & E1/2 OF
TRACT D OF LOT 3

WEBER RACHELLE
225 DIVISION ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0214-03D1



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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	800	100	800	64,262
TOTALS	800		800	64,262

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	134.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006		50.00	100.00	50.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	800	106.5900	96.20	76,960	1989	1989	0	0	16.50	83.50
1 SINGLE FAM - 0% - 0 Heated Area: 800 HX Base Yr											
32 25 32 25 BAS 1993											
1111 GUM ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

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
1	0810	CONCRETE A	0	0	0	134.00	SF	6.50	6.50	100	1989	1989	3	59.5	518	

TOTAL OB/XF										518						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	0	0006		50.00	100.00	50.00	FF		1.00	1.00	1.00	2,000.00	2,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		64,262			
TOTAL MARKET OB/XF VALUE		518			
TOTAL LAND VALUE - MARKET		100,000			
TOTAL MARKET VALUE		164,780			
SOH/AGL Deduction		51,049			
ASSESSED VALUE		113,731			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		113,731			
TOTAL JUST VALUE		164,780			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		144,694			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091709	H/AC	2,300	12/17/2009
1039	H/AC	2,125	02/21/1989
2346	NEW CONSTR	1,500	02/17/1989
1333	NEW CONSTR	1,600	02/15/1989
5192	NEW CONSTR	28,000	01/24/1989
5181	DEMOLITION	0	01/19/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2081/0834	11/01/2016	SW	Q	I	01	73,000
GRANTOR: HOMES HQ LLC						
GRANTEE: WEBER RACHELLE						
2060/1692	7/25/2016	CT	U	I	18	47,600
GRANTOR: CLERK OF COURT						
GRANTEE: HOMES HQ LLC						

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS=[YR=1993] W25 S32 E25 N32\$.																