BLOCK 214 N 44 FT OF A OF 7
CITY OF FDNA BEACH

BARRY DAVID & DEBORAH
706 DIVISION STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0214-07A1

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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
Quality	06	Quality Level 06

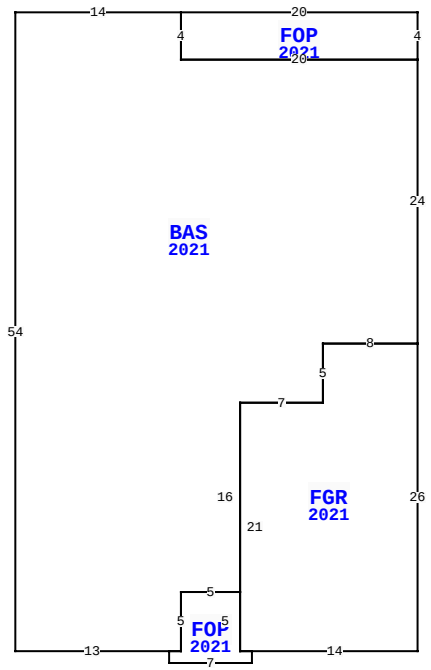
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,376	100	1,376	284,584
FGR	355	55	195	40,330
FOP	32	30	10	2,068
FOP	80	30	24	4,964
TOTALS	1,843		1,605	331,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,605	174.1660	206.82	331,946	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 1376 HX Base Yr 2022



706 DIVISION ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		331,946
TOTAL MARKET OB/XF VALUE		4,095
TOTAL LAND VALUE - MARKET		74,800
TOTAL MARKET VALUE		410,841
SOH/AGL Deduction		109,931
ASSESSED VALUE		300,910
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		250,910
TOTAL JUST VALUE		410,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200251	NEW CONSTR	186,758	10/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/1745	7/02/2021	WD	Q	I	02	399,000
GRANTOR: GIBBS MICHAEL L						
GRANTEE: BARRY DAVID & DEBOR						
2332/0730	1/13/2020	WD	Q	V	01	38,800
GRANTOR: ERICKSEN TODD S						
GRANTEE: GIBBS MICHAEL L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W20 BAS=[YR=2021] W14 S54 E13 FOP=[YR=2021] S1 E7 N1 FGR=[YR=2021] E14 N26 W8 S5 W7 S21 E1$ W1 N5 W5 S5 W1$ E1 N5 E5 N16 E7 N5 E8 N24 W20 N4$ S4 E20 N4$.

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	100	0	0	630.00	SF	6.50	6.50	100	2021	2021	3	100	4,095	

LAND DESCRIPTION

TOTAL OB/XF 4,095

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	100		R-2	44.00	100.00	44.00	FF		1.00	1.00	0.85	2,000.00	1,700.00	74,800							

REVIEW DATE 08/10/2021 BY RKJH Total Acres: 0.00 Total Land Value: 74,800 Market: 0 Agricultural: 0 Common: 74,800 PRINTED 08/02/2023 BY SYS