

BLOCK 214 W1/2 OF A OF 8 &
W1/2 OF S44 FT OF B OF 9 &
N42 FT OF B OF 9 &

RICHO MAGGIE A/HIGH ERIC ET AL
1119 GUM STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0214-08A2



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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

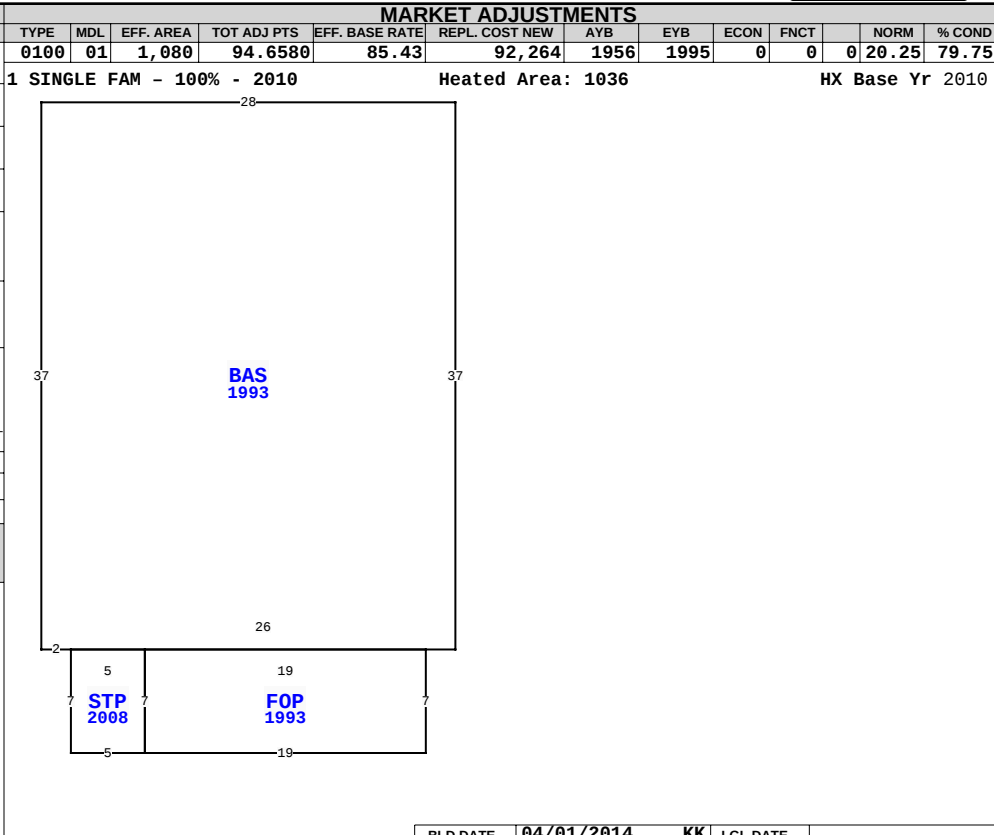
Quality	02	Quality Level 02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,036	100	1,036	70,583
FOP	133	30	40	2,725
STP	35	10	4	273
TOTALS	1,204		1,080	73,581

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	31	3	93.00	SF	6.50	6.50
2	0810	CONCRETE A	0 100	0	0	800.00	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	100	0006	R-2	50.00	100.00	50.00
2	000100	C	SFR	100	0006	R-2	50.00	100.00	50.00

REVIEW DATE 05/24/2019 BY DJA



1119 GUM ST, FERNANDINA BEACH	BLD DATE 04/01/2014	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
4,697									

Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					73,581				
TOTAL MARKET OB/XF VALUE					4,697				
TOTAL LAND VALUE - MARKET					200,000				
TOTAL MARKET VALUE					278,278				
SOH/AGL Deduction					210,657				
ASSESSED VALUE					67,621				
TOTAL EXEMPTION VALUE					HX HB SX 67,621				
BASE TAXABLE VALUE					0				
TOTAL JUST VALUE					278,278				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					236,076				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2538/0217	2/07/2022	WD U	I	I	11	100			
GRANTOR: RICHO MAGGIE & CAROL									
GRANTEE: RICHO MAGGIE A & ER									
2517/0299	11/26/2021	WD U	I	I	11	100			
GRANTOR: RICHO MAGGIE & CAROL									
GRANTEE: RICHO MAGGIE & ERIC									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W28 S37 E2 STP=[YR=2008] S7 E5 FOP=[YR=1993] E19 N7W19S7\$N7W5\$ E26 N37\$.									

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