BLOCK 215 LOT S1/2 OF A OF 1
OR 2091/1217
CITY OF FDNA BEACH

STARR NANCY
97098 PIRATES POINT RD
YULEE, FL 32097

2023

00-00-31-1800-0215-01A2

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

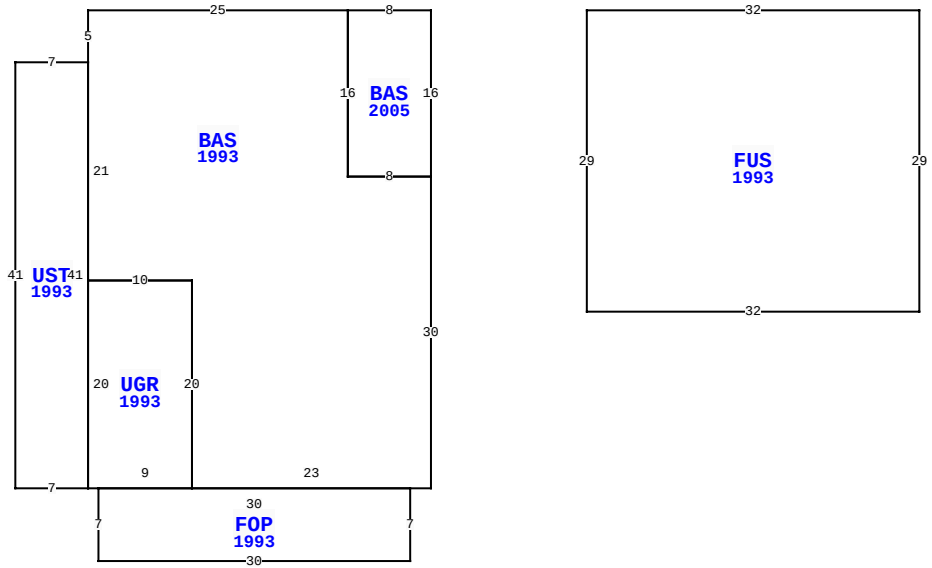
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,190	100	1,190	61,968
BAS	128	100	128	6,665
FOP	210	30	63	3,281
FUS	928	100	928	48,325
UGR	200	45	90	4,687
UST	287	45	129	6,718
TOTALS	2,943		2,528	131,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	2,528	96.1632	86.79	219,405	1956	1956	0	0	60	29.53	60.00

1 SINGLE FAM – 0% - 0 Heated Area: 2246 HX Base Yr



404 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	131,643
TOTAL MARKET OB/XF VALUE	1,090
TOTAL LAND VALUE - MARKET	86,000
TOTAL MARKET VALUE	218,733
SOH/AGL Deduction	0
ASSESSED VALUE	218,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,733
TOTAL JUST VALUE	218,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100834	REPAIR/RRF	4,900	05/18/2010
20100795	H/AC	3,850	05/12/2010
20080482	REPAIR/RRF	500	03/25/2008
20052737	XFOB	1,000	09/26/2005
20041971	REMODEL	1,000	10/26/2004
20041817	REMODEL	3,000	10/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2091/1217	12/21/2016	SW	U	I	12	82,500
GRANTOR: LANSDOWNE MORTGAGE LL						
GRANTEE: STARR NANCY						
2057/1786	6/27/2016	CT	U	I	18	15,600
GRANTOR: CLERK OF COURT						
GRANTEE: LANSDOWNE MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W8 BAS=[YR=1993] W25 S5 UST=[YR=1993] W7 S41 E7 UGR=[YR=1993] E1 FOP=[YR=1993] S7 E30 N7 W30 $ E9 N20 W10 S20 $ N41 $ S21 E10 S20 E23 N30 W8 N16$ S16 E8 N16 $ PTR= E15 FUS=[YR=1993] E32 S29 W32 N29 $ W15 $.

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	10	10	100.00	SF	6.50	6.50	100	1956	1956	3	20	130	
3	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2008	2008	3	40	960	

LAND DESCRIPTION

TOTAL OB/XF 1,090

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	43.00	100.00	43.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	86,000							

REVIEW DATE 12/13/2022 BY TW Total Acres: 0.00 Total Land Value: 86,000 Market: 0 Agricultural: 0 Common: 86,000 PRINTED 08/02/2023 BY SYS