BLOCK 215 SUB N1/2 OF B OF 1
IN OR 1197/519
CITY OF FDNA BEACH

ROYAL WILLIAM & CHERI
406 S 11TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0215-01B1

BUILDING CHARACTERISTICS

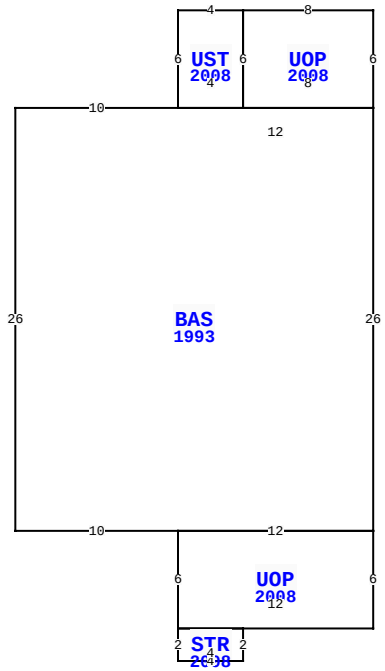
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	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	572	100	572	51,516
STR	8	10	1	90
UOP	48	20	10	901
UOP	72	20	14	1,261
UST	24	45	11	991
TOTALS	724		608	54,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	608	111.8150	100.91	61,353	1951	2000	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2004 Heated Area: 572 HX Base Yr 2004



406 S 11TH ST, FERNANDINA BEACH

BLD DATE	04/09/2014 KK	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		54,758
TOTAL MARKET OB/XF VALUE		2,948
TOTAL LAND VALUE - MARKET		86,000
TOTAL MARKET VALUE		143,706
SOH/AGL Deduction		109,535
ASSESSED VALUE		34,171
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,171
TOTAL JUST VALUE		143,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071501	H/AC	2,600	08/13/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1197/0519	12/23/2003	TD	Q	I		60,500
GRANTOR: WILLIAMS D A TRUSTEE						
GRANTEE: ROYAL WILLIAM & CHE						
0913/1962	1/04/2000	QC	U	I	06	100
GRANTOR: PETERS ROBERT GLENN						
GRANTEE: WILLIAMS D A TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] W8 UST=[YR=2008] W4 S6 BAS=[YR=1993] W10 S26E10 UOP=[YR=2008] S6 STR=[YR=2008] S2E4N2W4$ E12N6W12$ E12N26 W12$ E4N6$S6 E8 N6$.

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	0350	CARPORT WD	0	100	14	12	168.00	SF	9.36	9.36	100	2008	2008	3	40	629	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2008	2008	3	40	1,152	
3	0476	VF 6 SBPL	0	100	0	0	48.00	LF	32.00	32.00	100	2008	2008	3	76	1,167	

LAND DESCRIPTION

TOTAL OB/XF 2,948

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	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 05/22/2019 BY DJ Total Acres: 0.00 Total Land Value: 86,000 Market: 0 Agricultural: 0 Common: 86,000 PRINTED 08/02/2023 BY SYS