BLK 215 S 50FT OF TRACT B OF
LOT 6 IN OR 1994/295
CITY OF FDNA BEACH S/D OF

WEBER RACHELLE J
225 DIVISION ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0215-06B2

BUILDING CHARACTERISTICS

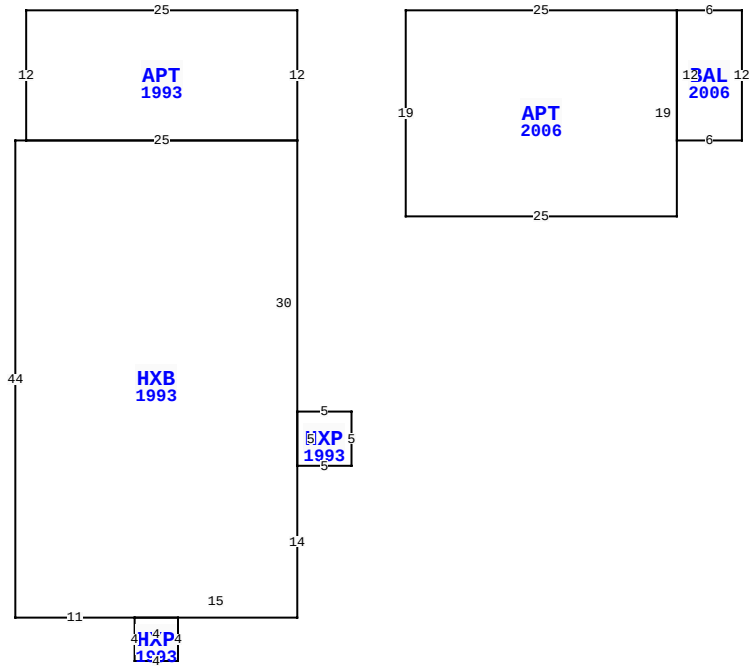
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	300	100	300	36,995
APT	475	100	475	58,576
BAL	72	15	11	1,357
HXB	1,144	100	1,144	141,074
HXP	16	30	5	617
HXP	25	30	8	986
TOTALS	2,032		1,943	239,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,943	115.8654	138.17	268,464	1975	2000	0	0	0	10.75	89.25

1 DUPLEX – 0% - 0 Heated Area: 1919 HX Base Yr



530 DIVISION ST, FERNANDINA BEACH

BLD DATE	04/03/2014 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	239,604
TOTAL MARKET OB/XF VALUE	3,252
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	342,856
SOH/AGL Deduction	108,459
ASSESSED VALUE	234,397
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,397
TOTAL JUST VALUE	342,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061832	H/AC	1,500	08/02/2006
20052788	XFOB	2,000	10/04/2005
20052495	REMODEL	1,000	08/22/2005
20052464	OTHER	1,000	08/16/2005
20052344	H/AC	3,000	07/29/2005
20052309	REMODEL	17,000	07/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1994/0295	7/24/2015	SW	Q	I	01	151,000
GRANTOR: FANNIE MAE						
GRANTEE: WEBER RACHELLE J						
1921/1883	6/09/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W25 S12 HXB=[YR=1993] W1 S44 E11 HXP=[YR=1993] S4 E4 N4 W4 $ E15 N14 HXP=[YR=1993] E5 N5 W5 S5 $ N30 W25 $ E25 N12 $ PTR= E10 APT=[YR=2006] E25 BAL=[YR=2006] E6 S12 W6 N12$S19 W25 N19$ W10$.

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	40	3	120.00	SF	6.50	6.50	100	1975	1975	3	27	211	
2	0810	CONCRETE A	0	0	35	9	315.00	SF	6.50	6.50	100	1975	1975	3	27	553	
3	0810	CONCRETE A	0	0	0	0	435.00	SF	6.50	6.50	100	2006	2006	3	88	2,488	

LAND DESCRIPTION

TOTAL OB/XF 3,252

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	000800	C	MULTI-FAM	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	100,000							

REVIEW DATE 05/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS