

BLOCK 216 SUB A OF LOT 1
IN OR 2166/719
CITY OF FDNA BEACH

206 SOUTH 11TH STREET LLC
206 S 11TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0216-01A0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 70
Interior Wall	05	DRYWALL 30
Interior Floo	03	CONC FINSH 70
Interior Floo	08	SHT VINYL 30
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		3 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE		2500REPAIR SERVICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	24,912
FUS	320	100	320	11,072
PTO	42	5	2	69
TOTALS	1,082		1,042	36,053

L N	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	4	5	20.00	SF	6.50	6.50	100	1997	1997	3	75	98	
2	0810	CONCRETE A	0	0	28	10	280.00	SF	6.50	6.50	100	1982	1982	3	41	746	
3	0681	POLE SHED	0	0	12	6	72.00	SF	15.00	15.00	100	1982	1982	3	20	216	
5	0810	CONCRETE A	0	0	19	16	304.00	SF	6.50	6.50	100	2006	2006	3	88	1,739	
6	0810	CONCRETE A	0	0	19	15	285.00	SF	6.50	6.50	100	2006	2006	3	88	1,630	
7	0811	CONCRETE B	0	0	0	0	532.00	SF	5.20	5.20	100	1997	1997	3	75	2,075	
8	0443	STK FNC 6'	0	0	0	0	131.00	LF	10.00	10.00	100	2020	2020	3	93	1,218	

LAND DESCRIPTION			TOTAL OB/XF 7,722														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	002500	C	SRVC SHOPS	0	0006	C-1	86.00	100.00	8,600.00	SF		1.00	1.00	1.00	7.75	7.75	66,650

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	1,042	78.4130	69.20	72,106	1982	1982	0	0	0	50.00	50.00

1 SERV SHOP - 0% - 0

Heated Area: 1040

HX Base Yr

20

20

36

20

16

BAS

1993

7

PTO

1993

7

20

16

20

16

FUS

1994

BLD DATE	06/10/2021	KK	LGL DATE	06/10/2021	KK
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BLD DATE	06/10/2021	KK	LGL DATE	
XF DATE	06/10/2021	KK	LAND DATE	06/10/2021
INC DATE			AG DATE	
206 S 11TH ST, FERNANDINA BEACH				

TOTAL OB/XF 7,722																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	002500	C	SRVC SHOPS	0	0006	C-1	86.00	100.00	8,600.00	SF		1.00	1.00	1.00	7.75	7.75

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U
2166/0719	12/21/2017	WD	U
GRANTOR: ISABELLA NICK J			
GRANTEE: 206 SOUTH 11TH STRE			
1887/0959	10/31/2013	SW	U
GRANTOR: ROBERTS CYNTHIA & DER			
GRANTEE: ISABELLA NICK J			

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=1993] W20 S36 E20 N16 PTO=[YR=1993] E6 N7 W6 S7\$ N20\$ PTR= E15 FUS=[YR=1994] E20S16 W20 N16\$ W15\$.																