

BLOCK 216 SUB B OF 1
IN OR 1134/1694
CITY OF FDNA BEACH

TURNER CYNTHIA ELAINE
PO BOX 1260
FERNANDINA BEACH, FL 32035-1260

2023

00-00-31-1800-0216-01B0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	02 100	
Frame	WOOD FRAME 100	
Stories	1.5 100	
Units	0 100	
BUD8 Adjustme	02 DIST FB 100	
Occupancy	00 NONE 100	
Quality	03 Quality Level 03	
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	1,645	100	1,645	105,499
BAS	1,250	100	1,250	80,166
BAS	1,732	100	1,732	111,078
FOP	55	30	16	1,026
STP	204	10	20	1,282
UGR	560	45	252	16,162

TOTALS	5,446		4,915	315,213
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,042.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	1241	WD DECK G	0	100	20	22	440.00	UT	13.23

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	86.00	100.00	86.00

REVIEW DATE 01/14/2021 BY TWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,915	85.0540	76.76	377,275	1947	1987	0	0	0	16.45	83.55
1 SINGLE FAM - 100% - 1980 Heated Area: 4627 HX Base Yr 1980												
212 S 11TH ST, FERNANDINA BEACH												

TOTAL OB/XF 7,850												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	0	1,042.00	SF	6.50	6.50	100	1983
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988
4	1241	WD DECK G	0	100	20	22	440.00	UT	13.23	13.23	100	2005

TOTAL OB/XF 7,850												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	0	1,042.00	SF	6.50	6.50	100	1983
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988
4	1241	WD DECK G	0	100	20	22	440.00	UT	13.23	13.23	100	2005

Market: 0 Agricultural: 0 Common: 137,600

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				315,213			
TOTAL MARKET OB/XF VALUE				7,850			
TOTAL LAND VALUE - MARKET				137,600			
TOTAL MARKET VALUE				460,663			
SOH/AGL Deduction				255,411			
ASSESSED VALUE				205,252			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				155,252			
TOTAL JUST VALUE				460,663			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				457,656			