BLK 216 TRACT B OF LOT 3
IN OR 2040/1958
CITY OF FDNA BEACH S/D OF

WILLIAMS CYNTHIA LYNN
304 S 11TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0216-03B0

BUILDING CHARACTERISTICS

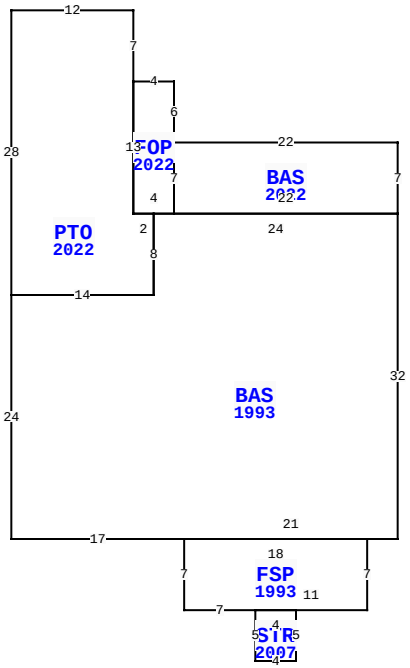
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,104	100	1,104	106,388
BAS	154	100	154	14,840
FOP	52	30	16	1,542
FSP	126	40	50	4,818
PTO	352	5	18	1,734
STR	20	10	2	193
TOTALS	1,808		1,344	129,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,344	114.8160	103.62	139,265	1946	2007	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1258 HX Base Yr 2017



BLD DATE	04/09/2014 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

304 S 11TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		129,516
TOTAL MARKET OB/XF VALUE		17,147
TOTAL LAND VALUE - MARKET		112,000
TOTAL MARKET VALUE		258,663
SOH/AGL Deduction		115,572
ASSESSED VALUE		143,091
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,091
TOTAL JUST VALUE		258,663
NCON VALUE		31,751
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190728	ADDITION	72,000	03/09/2020
20110433	REPAIR/RRF	4,934	03/28/2011
20071208	XFOB	750	06/27/2007
20070576	REMODEL	1,850	04/11/2007
20070560	H/AC	3,000	04/10/2007
20070329	FOUNDATION	23,700	02/21/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2040/1958	4/18/2016	WD	Q	I	02	128,000
GRANTOR: COON JAMES H & MARTHA						
GRANTEE: WILLIAMS CYNTHIA LY						
2040/1956	4/18/2016	QC	U	I	11	100
GRANTOR: COON JAMES H & MARTHA						
GRANTEE: WILLIAMS CYNTHIA LY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W22 FOP=[YR=2022] N6 W4 PTO=[YR=2022] N7 W12 S28 BAS=[YR=1993] S24 E17 FSP=[YR=1993] S7 E7 STR=[YR=2007] S5 E4 N5 W4$ E11 N7 W18$ E21 N32 W24 S8 W14$ E14 N8 W2 N13$ S13 E4 N7$ S7 E22 N7$.

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	100	20	4	80.00	SF	6.50	6.50	100	2007	2007	3	89	463	
2	0855	CONC PAVER	0	100	0	0	598.00	SF	10.00	10.00	100	2022	2022	3	100	5,980	
3	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2022	2022	3	100	6,720	
4	0475	VF 4 SBPL	0	100	0	0	24.00	LF	14.00	14.00	100	2022	2022	3	100	336	
5	0476	VF 6 SBPL	0	100	0	0	114.00	LF	32.00	32.00	100	2022	2022	3	100	3,648	

LAND DESCRIPTION

TOTAL OB/XF 17,147

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	56.00	100.00	56.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	112,000							

REVIEW DATE 05/11/2022 BY DJ Total Acres: 0.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 08/02/2023 BY SYS