

BLK 216 TRACT D OF LOT 3 &
S1/2 OF TRACT C OF LOT 2
CITY OF FDNA BEACH S/D OF

RUNDSTEDT RONALD JOHN & TINA D
227 DIVISION ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0216-03D0



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	01 NONE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	1,504	100	1,504	132,695
TOTALS	1,504		1,504	132,695

EXTRA FEATURES	
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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
3	0810	CONCRETE A	0	0	42	4			168.00 SF 6.50	100	2005	2005	3	87	950	
6	0810	CONCRETE A	0	0	3	8			24.00 SF 6.50	100	2002	2002	3	83	129	
7	0810	CONCRETE A	0	0	84	11			924.00 SF 6.50	100	1960	1960	3	20	1,201	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	000

REVIEW DATE 09/28/2018 BY DJX Total Acres: 0.00 Total Land Value: 158,400 Market: 0 Agricultural: 0 Common: 158,400 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,504	108.3240	97.76	147,031	2002	2002	0	0	9.75	90.25
1 SINGLE FAM - 0% - 2023 Heated Area: 1504 HX Base Yr											
227 DIVISION ST, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		132,695	
TOTAL MARKET OB/XF VALUE		2,280	
TOTAL LAND VALUE - MARKET		158,400	
TOTAL MARKET VALUE		293,375	
SOH/AGL Deduction		0	
ASSESSED VALUE		293,375	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		293,375	
TOTAL JUST VALUE		293,375	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		293,186	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021029	NEW CONSTR	80,000	06/17/2002
20020512	DEMOLITION	3,000	03/26/2002
2002877	REMODEL	6,000	05/05/2000
10237	REPAIR/RRF	1,600	01/21/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2614/1741	1/24/2023	WD	Q	I	01	325,000	
GRANTOR: BAKER BARBARA & EDWAR							
GRANTEE: RUNDSTEDT RONALD JO							
2576/1364	7/07/2022	FJ	U	I	11	0	
GRANTOR: REED MATTIE EST							
GRANTEE: BAKER BARBARA & EDW							

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2002] W48 S28 E28 S8 E20 N36 \$.	