



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	08
Interior Floo	14
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	02
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1,584	119,522
FOP	35	30	10	754
UCP	435	20	87	6,564
TOTALS	2,054		1,681	126,842

L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	100	19	14			30.00	100	2009	2009	3	45	3,591	
4	0810	CONCRETE A	0	100	0	0			5.85	100	2008	2008	3	90	1,580	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000100	C	SFR	100	000

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,681	101.6500	91.74	154,215	1932	1980	0	0	17.75	82.25
1 SINGLE FAM - 100% - 1999											
Heated Area: 1584											
HX Base Yr 1999											
322 S 11TH ST, FERNANDINA BEACH											

BLD DATE	03/27/2015	KK	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	126,842		
TOTAL MARKET OB/XF VALUE	5,171		
TOTAL LAND VALUE - MARKET	86,000		
TOTAL MARKET VALUE	218,013		
SOH/AGL Deduction	164,416		
ASSESSED VALUE	53,597		
TOTAL EXEMPTION VALUE	HX HB 28,597		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	218,013		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	197,755		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100777	H/AC	650	05/11/2010
2003205	REMODEL	250	06/12/2000
990567	XFOB	100	06/02/1999
6790	REPAIR/RRF	1,200	10/29/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0859/0461	12/15/1998	WD	Q	I	
GRANTOR: WARD BUFFORD B ESTATE					SALE PRICE
GRANTEE: JONES JOHNNELL JR					
0757/1751	4/24/1996	QC	U	I	01
GRANTOR: WARD BUFORD					
GRANTEE: WARD BUFORD/HAUGABR					

BUILDING NOTES	

BUILDING DIMENSIONS	
UCP=[YR=2009] W29S15 BAS=[YR=1993] S47 E1 S6 E11	
FOP=[YR=2003] S5 E7 N5 W7\$ E18 N53W30\$E29N15\$.	