BLOCK 216 SUB B OF LOT 7
IN OR 1753/764
CITY OF FDNA BEACH

BROWN-PRELIOU STACY R
PO BOX 16861
FERNANDINA BEACH, FL 32035

**2023**

**00-00-31-1800-0216-07B0**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

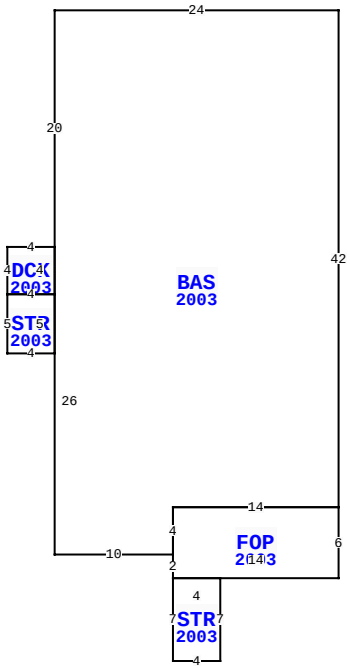
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| 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 | 1,048 | 100 | 1,048 | 98,850 |
| DCK | 16 | 10 | 2 | 189 |
| FOP | 84 | 30 | 25 | 2,358 |
| STR | 20 | 10 | 2 | 189 |
| STR | 28 | 10 | 3 | 283 |
| TOTALS | 1,196 | | 1,080 | 101,868 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,080 | 111.7770 | 100.88 | 108,950 | 2003 | 2008 | 0 | 0 | 0 | 6.50 | 93.50 |

1 SINGLE FAM – 100% - 2012 Heated Area: 1048 HX Base Yr 2012




320 DIVISION ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 101,868 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 137,600 |
| TOTAL MARKET VALUE | | 239,468 |
| SOH/AGL Deduction | | 166,549 |
| ASSESSED VALUE | | 72,919 |
| TOTAL EXEMPTION VALUE | HX HB WX | 52,919 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 239,468 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 239,729 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20210715 | REPAIR/RRF | 0 | 09/01/2021 |
| 20110823 | ELEC OTHER | 400 | 05/27/2011 |
| 20110811 | MECH OTHER | 300 | 05/25/2011 |
| 20110802 | OTHER | 965 | 05/24/2011 |
| 20110787 | REPAIR/RRF | 2,000 | 05/17/2011 |
| 20032810 | NEW CONSTR | 3,000 | 03/31/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1753/0764 | 8/23/2011 | WD | U | I | 11 | 68,794 |
| GRANTOR: WELLS FARGO BANK NA | | | | | | |
| GRANTEE: BROWN-PRELIOU STACY | | | | | | |
| 1710/0235 | 11/16/2010 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: WELLS FARGO BANK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W24 S20 DCK=[YR=2003] W4S4 STR=[YR=2003]
S5E4N5W4$ E4N4$ S26 E10 FOP=[YR=2003] S2 STR=[YR=2003]
S7E4N7 W4$ E14 N6 W14 S4 $ N4 E14 N42 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 86.00 | 100.00 | 86.00 | FF | | 1.00 | 1.00 | 0.80 | 2,000.00 | 1,600.00 | 137,600 | | | | | | | |

REVIEW DATE 11/30/2021 BY RKA Total Acres: 0.00 Total Land Value: 137,600 Market: 0 Agricultural: 0 Common: 137,600 PRINTED 08/02/2023 BY SYS