BLOCK 230 S65 FT OF SUB D OF
LOT 6
CITY OF FDNA BEACH

HENRY DERRICK LAMAR
1141 GLENDALE LN
NASHVILLE, TN 37204

2023

00-00-31-1800-0230-06D2

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

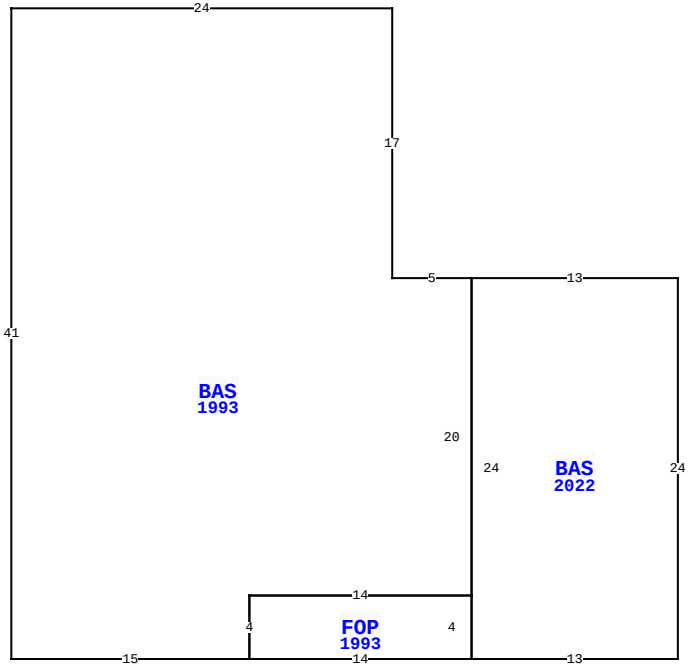
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,048	100	1,048	77,307
BAS	312	100	312	23,015
FOP	56	30	17	1,254
TOTALS	1,416		1,377	101,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,377	104.4576	94.27	129,810	1980	1993	0	0	0	21.75	78.25

1 SINGLE FAM – 0% - 2023 Heated Area: 1360 HX Base Yr



BLD DATE	07/16/2014 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

321 S 13TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	101,576
TOTAL MARKET OB/XF VALUE	962
TOTAL LAND VALUE - MARKET	117,000
TOTAL MARKET VALUE	219,538
SOH/AGL Deduction	0
ASSESSED VALUE	219,538
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,538
TOTAL JUST VALUE	219,538
NCON VALUE	21,338
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/1486	5/24/2023	PR	U	I	19	150,000
GRANTOR: JAMES PATRICIA						
GRANTEE: HENRY DERRICK LAMAR						
2569/0077	6/08/2022	FJ	U	I	11	0
GRANTOR: JOHNSON VIOLA MAY EST						
GRANTEE: JAMES PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 BAS=[YR=1993] W5N17W24 S41E15 FOP=[YR=1993] E14N4W14S4$ N4 E14N20$ S24E13N24$.

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	0	0	0	423.00	SF	6.50	6.50	100	1980	1980	3	35	962	

LAND DESCRIPTION

TOTAL OB/XF 962

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	0	0006	R-2	65.00	100.00	65.00	FF		1.00	1.00	0.90	2,000.00	1,800.00	117,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 08/02/2023 BY SYS