BLK 230 TRACT C OF LOT 8
CITY OF FDNA BEACH S/D OF
SEC 23-3N-28E UNR

WHICKER DANA & SUSAN
96448 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0230-08C0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

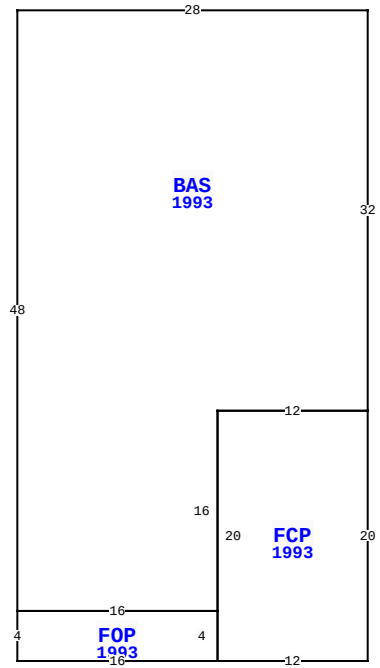
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	1,152	100	1,152	86,181
FCP	240	25	60	4,489
FOP	64	30	19	1,421
TOTALS	1,456		1,231	92,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,231	98.6860	89.06	109,633	1982	1990	0	0	0	16.00	84.00

1 SINGLE FAM – 0% - 0 Heated Area: 1152 HX Base Yr



BLD DATE	04/01/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

301 S 13TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	92,092
TOTAL MARKET OB/XF VALUE	1,330
TOTAL LAND VALUE - MARKET	112,000
TOTAL MARKET VALUE	205,422
SOH/AGL Deduction	62,290
ASSESSED VALUE	143,132
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,132
TOTAL JUST VALUE	205,422
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101676	OTHER	2,500	09/24/2010
20070548	REPAIR/RRF	1,100	04/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2462/1697	5/14/2021	QC	U	I	11	100
GRANTOR: WHICKER DANA & SUSAN						
GRANTEE: WHICKER DANA & SUSA						
1351/0898	9/21/2005	WD	Q	I		142,500
GRANTOR: RUSSELL DONNA						
GRANTEE: WHICKER DANA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S48 FOP=[YR=1993] S4 E16 FCP=[YR=1993] E12 N20 W12 S20$ N4 W16$ E16 N16 E12 N32$.

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	51	9	459.00	SF	6.50	6.50	100	1982	1982	3	41	1,223	
2	0810	CONCRETE A	0	0	20	2	40.00	SF	6.50	6.50	100	1982	1982	3	41	107	

LAND DESCRIPTION

TOTAL OB/XF 1,330

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

REVIEW DATE 05/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 08/02/2023 BY SYS