BLK 231 PARCEL A OF TRACT D OF
LOT 10 IN OR 2416/190
CITY OF FDNA BEACH

HOFFMAN WILLIAM H JR/HOFFMAN CAMILLE A
6291 BLAUER LN
SAN JOSE, CA 95135

2023

00-00-31-1800-0231-10DA

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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
Quality	04	Quality Level 04

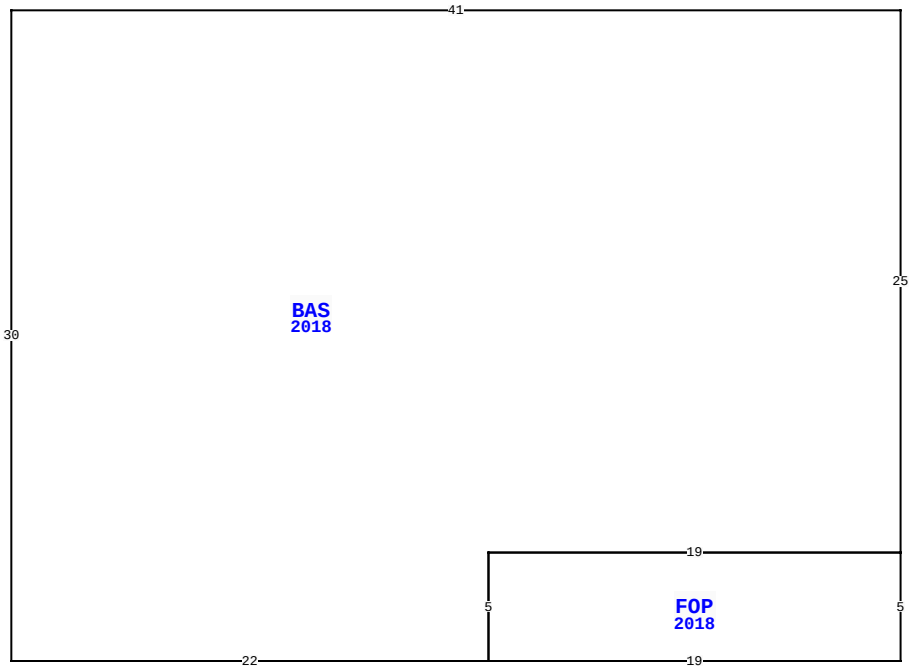
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,135	100	1,135	213,623
FOP	95	30	28	5,270
TOTALS	1,230		1,163	218,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,163	160.9080	191.08	222,226	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 0 Heated Area: 1135 HX Base Yr



403 S 13TH 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	218,893
TOTAL MARKET OB/XF VALUE	3,490
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	322,383
SOH/AGL Deduction	44,414
ASSESSED VALUE	277,969
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,969
TOTAL JUST VALUE	322,383
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173018	CO ISSUED	0	05/31/2018
20173018	NEW CONSTR	131,361	10/03/2017
20130372	NEW CONSTR	0	02/06/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2416/0190	12/10/2020	WD	Q	I	01	275,000
GRANTOR: SCHNEIDER JOSEPH M &						
GRANTEE: HOFFMAN WILLIAM H J						
2217/1408	8/10/2018	WD	Q	I	01	252,000
GRANTOR: MARTIN SHERRI						
GRANTEE: SCHNEIDER JOSEPH M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W41 S30 E22 FOP=[YR=2018] E19 N5 W19 S5$ N5 E19 N25$.

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	0811	CONCRETE B	0	0	0	0	660.00	SF	5.20	5.20	100	2018	2018	3	98	3,363	
2	0810	CONCRETE A	0	0	0	0	20.00	SF	6.50	6.50	100	2018	2018	3	98	127	

LAND DESCRIPTION

TOTAL OB/XF 3,490

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			0.00	0.00	50.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	100,000							

REVIEW DATE 08/14/2018 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS