

BLK 231 PARCEL B OF TRACT D OF
LOT 10 IN OR 1912/209
{A/K/A W1/2 TRACT D}

SAB GROUP LLC
23 S 7TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0231-10DB



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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

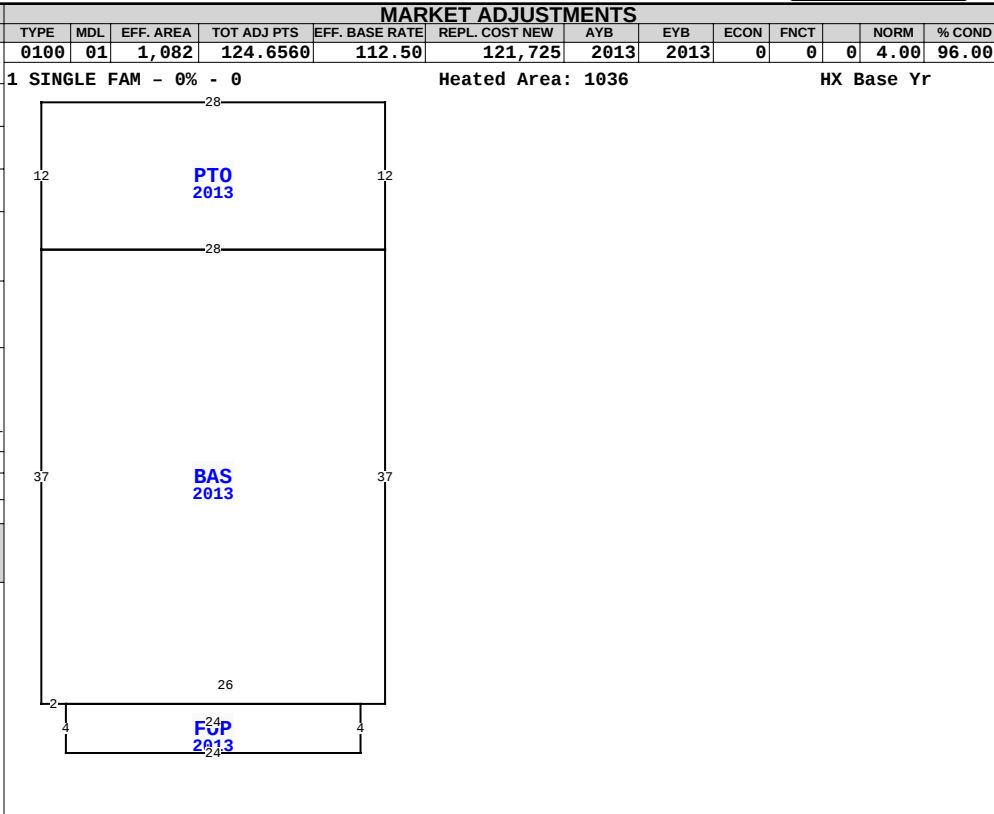
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,036	100	1,036	111,888
FOP	96	30	29	3,132
PTO	336	5	17	1,836
TOTALS	1,468		1,082	116,856

EXTRA FEATURES

L N	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		696.00	SF	5.20				3,438	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		0.00	0.00	50.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	100,000							



1244 DATE ST, FERNANDINA BEACH

BLD DATE	09/12/2013	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 3,438

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1	000100	C	SFR	0	0006		0.00	0.00	50.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	100,000							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	116,856		
TOTAL MARKET OB/XF VALUE	3,438		
TOTAL LAND VALUE - MARKET	100,000		
TOTAL MARKET VALUE	220,294		
SOH/AGL Deduction	51,277		
ASSESSED VALUE	169,017		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	169,017		
TOTAL JUST VALUE	220,294		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	198,794		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130341	REMOVE 3 DYING TR	0	02/15/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1912/0209	3/27/2014	WD	Q	I	01
GRANTOR: PENDERGRAST SUMTER					SALE PRICE
GRANTEE: SAB GROUP LLC					137,500

GRANTOR: PENDERGRAST SUMTER
GRANTEE: SAB GROUP LLC

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2013] W28 S12 BAS=[YR=2013] S37 E2 FOP=[YR=2013]
S4 E24 N4 W24\$E26 N37 W28\$ E28 N12\$.