BLOCK 238 E75 FT OF S100 FT
OF LOT 5
CITY OF FDNA BEACH

DECANIO W J & VIVIAN FAMILY TRUST/DECANIO WILFRED
96697 CESSNA RD
YULEE, FL 32097

2023

00-00-31-1800-0238-0051

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

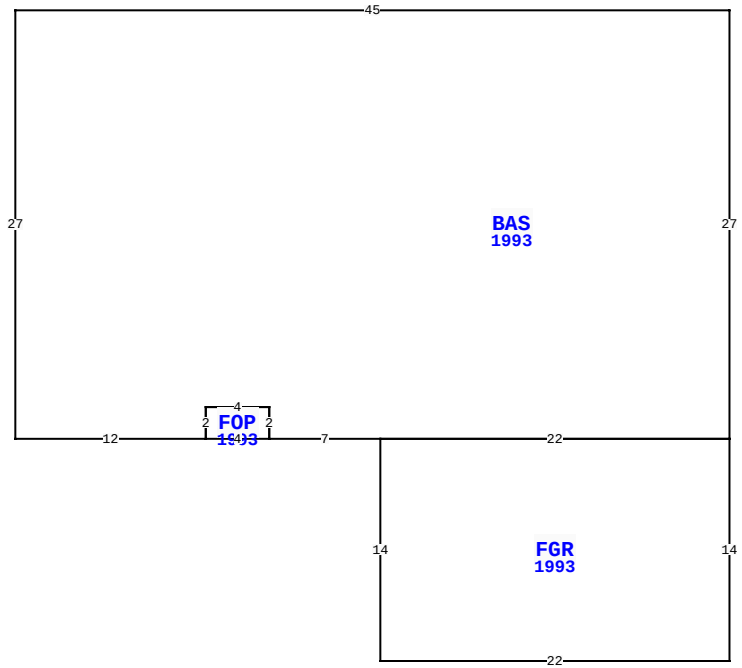
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	1,207	100	1,207	119,612
FGR	308	55	169	16,748
FOP	8	30	2	198
TOTALS	1,523		1,378	136,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,378	120.6660	108.90	150,064	1984	2004	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 0 Heated Area: 1207 HX Base Yr



1315 LIME 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	136,558
TOTAL MARKET OB/XF VALUE	3,202
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	267,260
SOH/AGL Deduction	22,940
ASSESSED VALUE	244,320
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,320
TOTAL JUST VALUE	267,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9610103	REPAIR/RRF	9,987	10/23/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2410/1577	11/19/2020	WD	Q	I	01	253,000
GRANTOR: BARBEE FLORANCE L/E						
GRANTEE: DECANIO W J & VIVIN						
2223/0495	9/13/2018	LE	U	I	11	100
GRANTOR: CHURCHILL FLORANCE N/						
GRANTEE: PURSELL DAVID S & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S27 E12 FOP=[YR=1993] E4 N2 W4 S2 $ N2 E4 S2 E7 FGR=[YR=1993] S14 E22 N14 W22 $ E22 N27 $.

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	75	10	750.00	SF	6.50	6.50	100	1984	1984	3	47	2,291	
2	0810	CONCRETE A	0	0	12	16	192.00	SF	6.50	6.50	100	1996	1996	3	73	911	

LAND DESCRIPTION

TOTAL OB/XF 3,202

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	75.00	100.00	75.00	FF		1.00	1.00	0.85	2,000.00	1,700.00	127,500							

REVIEW DATE 02/21/2018 BY DJ Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS