BLOCK 241 LOTS 13 THRU 16
IN OR 988/552
CITY OF FDNA BEACH

NORTHRUP LAWRENCE E
P O BOX 15566
FERNANDINA BEACH, FL 32035

2023

00-00-31-1800-0241-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

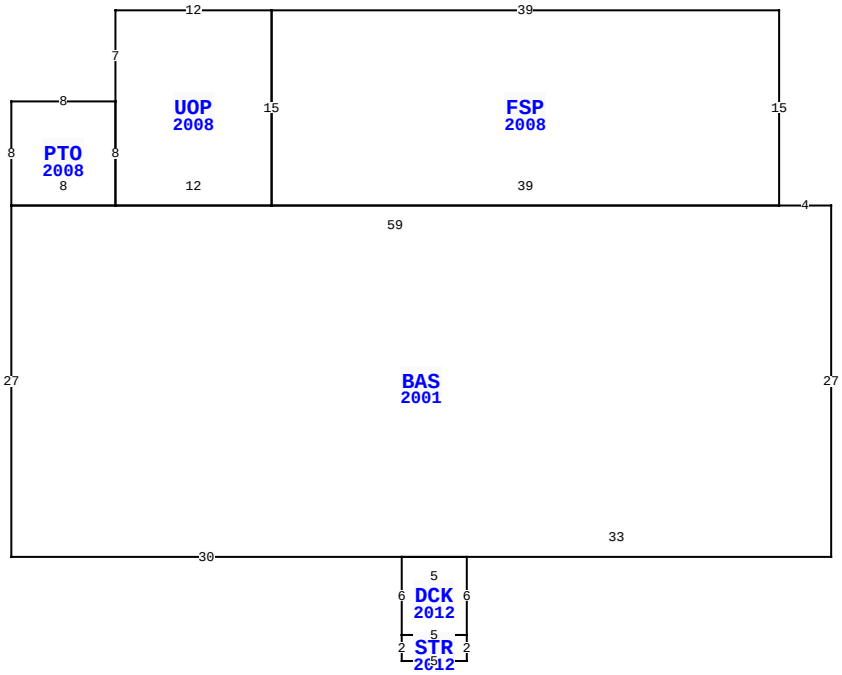
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	1,701	120,725
DCK	30	10	3	213
FSP	585	40	234	16,608
PTO	64	5	3	213
STR	10	10	1	71
UOP	180	20	36	2,555
TOTALS	2,570		1,978	140,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,978	104.8600	78.64	155,550	2001	2002	0	0	0	9.75	90.25

1 SFR MODULR – 100% - 2002 Heated Area: 1701 HX Base Yr 2002



1301 ELM 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		140,384
TOTAL MARKET OB/XF VALUE		13,661
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		354,045
SOH/AGL Deduction		223,720
ASSESSED VALUE		130,325
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,325
TOTAL JUST VALUE		354,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120642	DRIVWAY,STEPS,WAL	2,800	04/10/2012
20052936	REMOVE TREES FOR	1,000	10/28/2005
20052921	SCREEN PORCH ON S	8,000	10/26/2005
20011624	NEW MODULAR HOME	129,000	07/18/2001
20011530	FENCE	2,000	07/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0988/0552	5/25/2001	WD	Q	V		28,500
GRANTOR: KUITEMS CONSTANCE						
GRANTEE: NORTHRUP LAWRENCE E						
0860/1144	12/29/1998	WD	U	V	09	123,500
GRANTOR: PROCACCI REAL ESTATE						
GRANTEE: KUITEMS CONSTANCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W4 FSP=[YR=2008] N15 W39 UOP=[YR=2008] W12 S7
PTO=[YR=2008] W8S8E8 N8$ S8E12N15$ S15E39$ W59S27 E30
DCK=[YR=2012] S6 STR=[YR=2012] S2E5N2 W5$ E5N6W5$ E33N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
6	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2012	2012	3	60	1,152	
7	0810	CONCRETE A	0	100	44	27	1,188.00	SF	6.50	6.50	100	2012	2012	3	94	7,259	
8	0810	CONCRETE A	0	100	0	0	248.00	SF	6.50	6.50	100	2012	2012	3	94	1,515	
9	0810	CONCRETE A	0	100	0	0	86.00	SF	6.50	6.50	100	2012	2012	3	94	525	

LAND DESCRIPTION

TOTAL OB/XF 13,661

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	100	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000							

REVIEW DATE 10/08/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS