BLOCK 241 LOTS 17 THRU 32
IN OR 399 PGS 148 & 149
CITY OF FDNA BEACH

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0241-0170

BUILDING CHARACTERISTICS

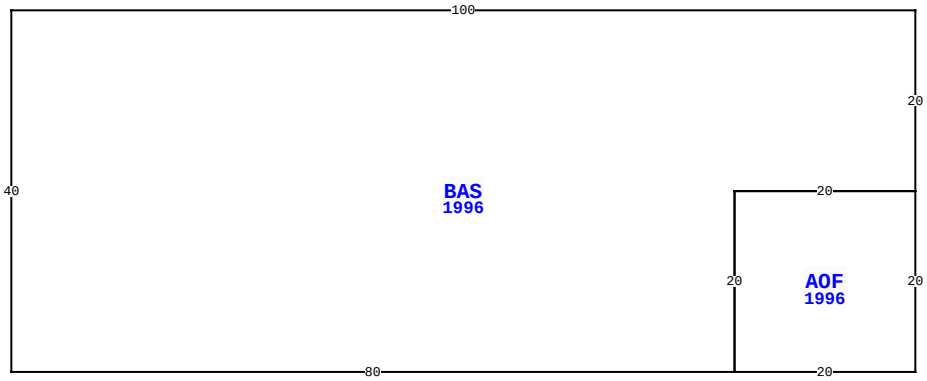
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	400	185	740	18,975
BAS	3,600	100	3,600	92,313
TOTALS	4,000		4,340	111,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	4,340	83.0592	39.45	171,213	1996	1996	0	0	0	35.00	65.00

1 STOR WAREH – 0% - 0 Heated Area: 4000 HX Base Yr



1310 ELM ST, FERNANDINA BEACH

BLD DATE	12/01/2017 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		111,288
TOTAL MARKET OB/XF VALUE		5,959
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		917,247
SOH/AGL Deduction		486,786
ASSESSED VALUE		430,461
TOTAL EXEMPTION VALUE	04	430,461
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		917,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		740,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0399/0149	9/01/1983	WD	U	V		100
GRANTOR:						
GRANTEE:						
0399/0148	9/01/1983	WD	Q	V		14,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W100 S40 E80 AOF=[YR=1996] E20 N20 W20 S20$ N20 E20 N20$.

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	16	15	240.00	SF	6.50	6.50	100	1996	1996	3	73	1,139	
2	0810	CONCRETE A	0	0	16	12	192.00	SF	6.50	6.50	100	1996	1996	3	73	911	
3	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1996	1996	3	20	160	
4	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	1996	1996	3	42	567	
5	0427	CL FNC 10'	0	0	0	0	375.00	LF	13.51	13.51	100	1996	1996	3	42	2,128	
6	0444	BOX FNC 4'	0	0	0	0	197.00	LF	6.50	6.50	100	1996	1996	3	20	256	
7	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	1996	1996	3	42	252	
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1996	1996	3	42	252	
9	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1996	1996	3	42	294	

LAND DESCRIPTION

TOTAL OB/XF 5,959

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	008600	C	COUNTY	0	0006	R-2	400.00	100.00	400.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	800,000							

REVIEW DATE 12/01/2017 BY KK Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/02/2023 BY SYS