BLOCK 241 W/LY 52.28 FT OF
LOTS 81 THRU 84
IN OR 2403/1106

LONG MARY L/E/
1320 ELM STREET UNIT-B
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0241-0812

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

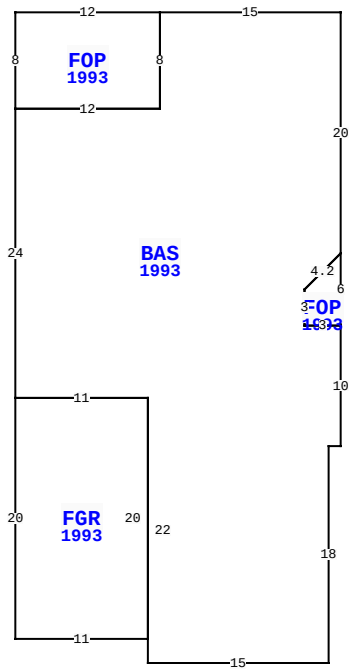
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Common Wall		30 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	1,089	100	1,089	89,399
FGR	220	55	121	9,934
FOP	14	30	4	328
FOP	96	30	29	2,380
TOTALS	1,419		1,243	102,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,243	103.2440	98.08	121,913	1987	1987	0	0	0	16.30	83.70

1 TOWNHOUSE - 100% - 1995 Heated Area: 1089 HX Base Yr 1995



1320 ELM ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		102,041
TOTAL MARKET OB/XF VALUE		4,226
TOTAL LAND VALUE - MARKET		104,000
TOTAL MARKET VALUE		210,267
SOH/AGL Deduction		127,841
ASSESSED VALUE		82,426
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		27,426
TOTAL JUST VALUE		210,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
972401	ELECTRICAL REPAIR	0	12/16/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2403/1106	10/16/2020	FJ	U	I	11	100
GRANTOR: LONG FREDDIE BERL EST						
GRANTEE: LONG MARY						
0710/0281	7/29/1994	WD	Q	I		45,700
GRANTOR: WOOD LARRY A JR						
GRANTEE: LONG FRED B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FOP=[YR=1993] W12 S8 E12 N8 $ S8 W12 S24
FGR=[YR=1993] S20 E11 N20 W11 $ E11 S22 E15 N18 E1 N10
FOP=[YR=1993] N6 L3 D3 S3E3$ W3N3 U3 R3 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	100	58	3	174.00	SF	6.50	6.50	100	1987	1987	3	54.5	616	
2	0810	CONCRETE A	0	100	45	17	765.00	SF	6.50	6.50	100	1987	1987	3	54.5	2,710	
3	0940	SHEDS/PORT	0	100	15	10	150.00	SF	30.00	30.00	100	2000	2000	3	20	900	

LAND DESCRIPTION

TOTAL OB/XF 4,226

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	52.00	100.00	52.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	104,000							

REVIEW DATE 10/08/2018 BY DJX Total Acres: 0.00 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 08/02/2023 BY SYS