

BLOCK 241 E52.40 FT OF LOTS 97
98 & 99 IN OR 2537/1166
CITY OF FDNA BEACH

DAVIS WESLEY P
1389 FIR ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0241-0971



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	131,964
FGR	312	55	172	29,555
FOP	12	30	4	687
FUS	565	100	565	97,082
TOTALS	1,657		1,509	259,288

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0810	CONCRETE A	0 100	52	10	520.00	SF	6.50	6.50	100	2005	2005	3	87	2,941	
2	0810	CONCRETE A	0 100	8	12	96.00	SF	6.50	6.50	100	2005	2005	3	87	543	
3	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	2005	2005	3	87	90	

LAND DESCRIPTION			TOTAL OB/XF 3,574													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0006	R-2	52.00	75.00	52.00	FF		1.00	1.00	1.00	2,000.00	2,000.00

REVIEW DATE	10/08/2018	BY	DJX
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	12	1,509	197.6760	187.79	283,375	2005	2005	0	0	8.50	91.50
1 TOWNHOUSE - 100% - 2023 Heated Area: 1333 HX Base Yr 2023											
1389 FIR ST, FERNANDINA BEACH											

BLD DATE		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		259,288	
TOTAL MARKET OB/XF VALUE		3,574	
TOTAL LAND VALUE - MARKET		104,000	
TOTAL MARKET VALUE		366,862	
SOH/AGL Deduction		0	
ASSESSED VALUE		366,862	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		316,862	
TOTAL JUST VALUE		366,862	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		277,240	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2537/1166	2/09/2022	WD	Q	I	01
GRANTOR: TOLXDORF WU MING YU					SALE PRICE
GRANTEE: DAVIS WESLEY P					415,000
1328/0402	6/24/2005	WD	Q	I	
GRANTOR: COOPER KITTY S					197,000
GRANTEE: TOLXDORF THOMAS & M					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2005] W26 FGR=[YR=2005] W12 S26 E12 N26 \$ S30															
E11FOP=[YR=2005] E4 N3 W4 S3 \$ N3 E4 S3 E11 N30 \$ PTR= N15															
FUS=[YR=2005] N3 W3 N13 E14 N14 W26 S30 E15 \$ S15 \$.															