BLOCK 241 W1/2 OF LOTS 109,110
111 & 112 IN OR 2552/1449
CITY OF FDNA BEACH

BOLER RICHARD
1370 ELM ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0241-1091

BUILDING CHARACTERISTICS

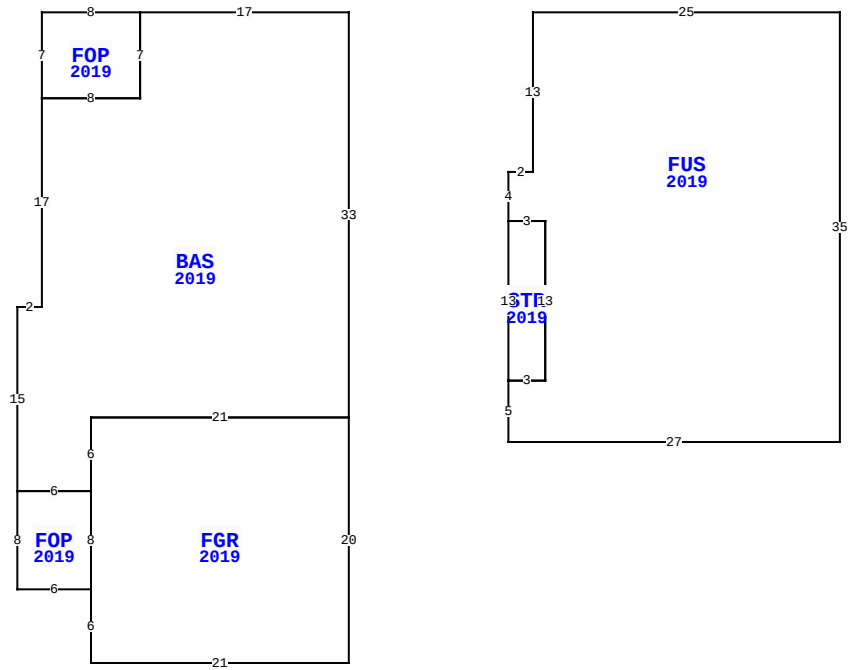
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	823	100	823	131,080
FGR	420	55	231	36,791
FOP	48	30	14	2,229
FOP	56	30	17	2,708
FUS	880	100	880	140,158
STR	39	10	4	638
TOTALS	2,266		1,969	313,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,969	112.8960	160.88	316,773	2019	2019	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2023 Heated Area: 1703 HX Base Yr 2023



1370 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		313,605
TOTAL MARKET OB/XF VALUE		8,850
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		422,455
SOH/AGL Deduction		0
ASSESSED VALUE		422,455
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		372,455
TOTAL JUST VALUE		422,455
NCON VALUE		1,920
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183925	NEW CONSTR	226,996	11/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2552/1449	3/23/2022	WD	Q	I	01	540,000
GRANTOR: CONNER MARY K						
GRANTEE: BOLER RICHARD						
2502/1044	7/17/2021	QC	U	I	11	219,500
GRANTOR: BEATY RICHARD						
GRANTEE: CONNER MARY K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 FOP=[YR=2019] W8 S7 E8 N7$ S7 W8 S17 W2 S15 FOP=[YR=2019] S8 E6 FGR=[YR=2019] S6 E21 N20 W21 S6 S8$ N8 W6$ E6 N6 E21 N33$ PTR= E15 FUS=[YR=2019] S13 W2 S4 STR=[YR=2019] S13 E3 N13 W3$ E3 S13 W3 S5 E27 N35 W25$ W15$.

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	0855	CONC PAVER	0	100	0	0	658.00	SF	10.00	10.00	100	2019	2019	3	99	6,514	
2	0855	CONC PAVER	0	100	0	0	42.00	SF	10.00	10.00	100	2019	2019	3	99	416	
3	0855	CONC PAVER	0	100	24	8	192.00	SF	10.00	10.00	100	2022	2022	3	100	1,920	

LAND DESCRIPTION

TOTAL OB/XF 8,850

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			50.00	100.00	50.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	100,000							

REVIEW DATE 06/26/2019 BY DJMB Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS