

BLOCK 242 W'LY 130 FT LOT 6
IN OR 2187/72
CITY OF FDNA BEACH

REID JOAN E L/E
1325 DATE ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0242-0061



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	1011.00	

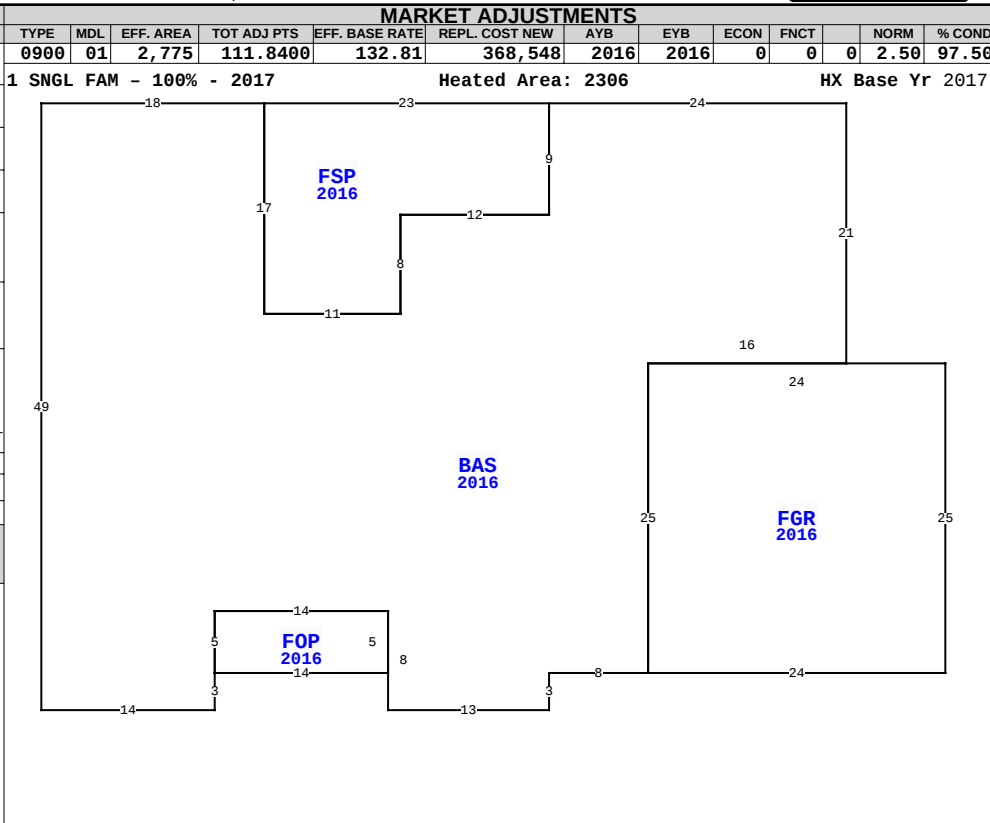
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,306	100	2,306	298,604
FGR	600	55	330	42,731
FOP	70	30	21	2,719
FSP	295	40	118	15,280

TOTALS	3,271		2,775	359,334
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	1,334.00	SF	5.20	5.20
2	0810	CONCRETE A	0	100	0	308.00	SF	6.50	6.50
3	0810	CONCRETE A	0	100	0	242.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-2	130.00	172.00	130.00

REVIEW DATE	01/14/2021	BY	TWA
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1325 DATE ST, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
FF		1.00	1.00	1.00	2,000.00	2,000.00	260,000							

TOTAL OB/XF 10,197									

Total Acres: 0.00	Total Land Value: 260,000	Market: 0	Agricultural: 0	Common: 260,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	359,334		
TOTAL MARKET OB/XF VALUE	10,197		
TOTAL LAND VALUE - MARKET	260,000		
TOTAL MARKET VALUE	629,531		
SOH/AGL Deduction	346,748		
ASSESSED VALUE	282,783		
TOTAL EXEMPTION VALUE	HX HB WX 55,000		
BASE TAXABLE VALUE	227,783		
TOTAL JUST VALUE	629,531		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	522,856		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160486	CO ISSUED	0	09/09/2016
20160486	NEW CONSTR	286,288	02/24/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2187/0072	3/29/2018	QC	U	I	11	100	
GRANTOR: REID JOAN E							
GRANTEE: REID FAMILY REVOCAB							
2024/0396	1/18/2016	WD	U	V	11	100	
GRANTOR: REID FAMILY REVOCABLE							
GRANTEE: REID DENVER B & JOA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W24 FSP=[YR=2016] W23 S17 E11 N8 E12 N9\$ S9 W12 S8 W11 N17 W18 S49 E14 N3 FOP=[YR=2016] E14 N5 W14 S5\$ N5 E14 S8 E13 N3 E8 FGR=[YR=2016] E24 N25 W24 S25\$ N25 E16 N21\$.									