BLK 242 SUBLOTS E & F & E1/2
OF G & H OF LOT 10
IN OR 2403/303

FERNANDINA BEACH REALTY INC/
2057 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0242-10E0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

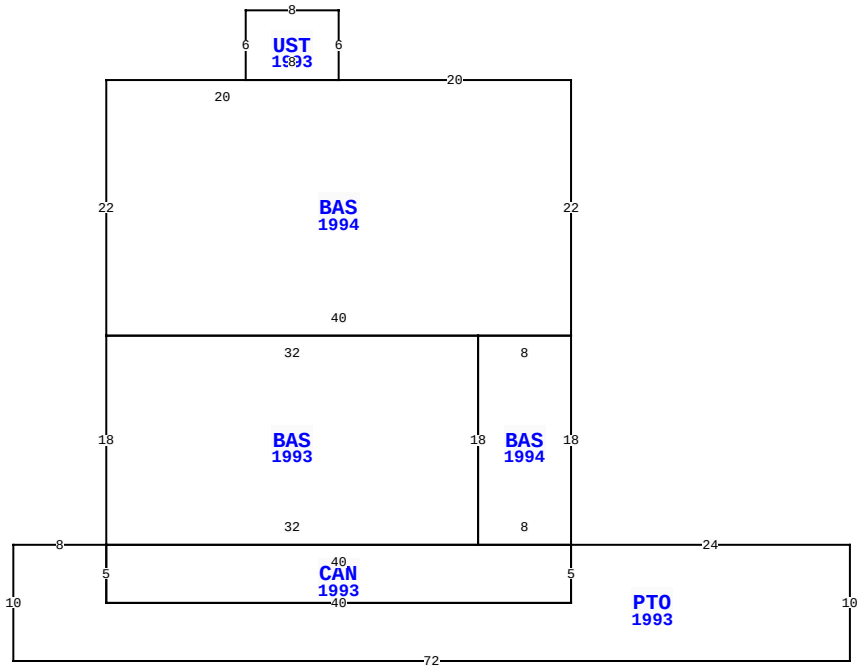
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 70
Interior Wall	05	DRYWALL 30
Interior Floo	03	CONC FINSH 50
Interior Floo	11	CLAY TILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	70,843
BAS	144	100	144	17,711
BAS	880	100	880	108,233
CAN	200	30	60	7,379
PTO	520	5	26	3,198
UST	48	40	19	2,337
TOTALS	2,368		1,705	209,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,705	96.4950	141.37	241,036	1983	2005	0	0	0	13.00	87.00

1 RETAILSTOR – 0% - 0 Heated Area: 1600 HX Base Yr



205 S 14TH ST, FERNANDINA BEACH

BLD DATE	10/27/2021	KK	LGL DATE	
XF DATE	10/27/2021	KK	LAND DATE	10/27/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	209,701
TOTAL MARKET OB/XF VALUE	3,411
TOTAL LAND VALUE - MARKET	108,200
TOTAL MARKET VALUE	321,312
SOH/AGL Deduction	50,668
ASSESSED VALUE	270,644
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,644
TOTAL JUST VALUE	321,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210148	MECH OTHER	4,500	03/31/2021
20210166	REMODEL	31,800	03/21/2021
20060247	REMODEL	1,500	01/31/2006
20060242	OTHER	150	01/30/2006
20060045	ADDITION	400	01/11/2006
983040	REMODEL	8,250	01/27/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2403/0303	10/26/2020	WD	Q	I	01	273,000
GRANTOR: PITTS TROY L D/B/A GA						
GRANTEE: FERNANDINA BEACH RE						
0813/0070	11/12/1997	WD	Q	I		65,000
GRANTOR: AMELIA ISLAND FOODS I						
GRANTEE: PITTS TROY L D/B/A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W20 UST=[YR=1993] N6 W8 S6 E8 $ W20 S22
BAS=[YR=1993] S18 PTO=[YR=1993] W8 S10 E72 N10 W24 S5 W40 N5$
CAN=[YR=1993] S5 E40 N5 BAS=[YR=1994] N18 W8 S18 E8 $ W40 $
E32 N18 W32$ E40 N22 $.

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	0803	ASPHALT C	0	0	0	0	7,305.00	SF	2.00	2.00	40	1980	1980	3	20	2,922	
2	0430	CL FNC 6B	0	0	0	0	72.00	LF	9.70	9.70	100	1983	1983	3	21	147	
3	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1998	1998	3	48	216	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1983	1983	3	21	126	

LAND DESCRIPTION

TOTAL OB/XF 3,411

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	001100	C	STORE 1FLR	0	0006	C-1	86.00	153.00	13,525.00	SF		1.00	1.00	1.00	8.00	8.00	108,200							

REVIEW DATE 10/27/2021 BY KK Total Acres: 0.00 Total Land Value: 108,200 Market: 0 Agricultural: 0 Common: 108,200 PRINTED 08/02/2023 BY SYS