

BLOCK 243 LOT S1/2 OF S1/2
OF 3
CITY OF FDNA BEACH

NOBIS MELANIE REVOCABLE TRUST/NOBIS MELANIE TRUSTE
108 13TH ST S
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0243-0035



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	834	100	834	307,867
FOP	90	30	27	9,967
FSP	192	40	77	28,424
FUS	748	100	748	276,120
STP	32	10	3	1,107
STP	40	10	4	1,477
STR	32	10	3	1,107
TOTALS	1,968		1,696	626,070

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0861	POOL GUNIT	0 100	44	15	660.00	SF	85.00	85.00
3	0855	CONC PAVER	0 100	0	0	627.00	SF	10.00	10.00
4	0476	VF 6 SBPL	0 100	0	0	348.00	LF	32.00	32.00
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00

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	0006	R-2	43.00	230.00	43.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	1,696	260.3500	371.00	629,216	2015	2020	0	0	0.50	99.50
1 SFR CUST - 100% - 0 Heated Area: 1582 HX Base Yr											

TOTAL OB/XF 67,122											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2015
2	0861	POOL GUNIT	0 100	44	15	660.00	SF	85.00	85.00	100	2016
3	0855	CONC PAVER	0 100	0	0	627.00	SF	10.00	10.00	100	2016
4	0476	VF 6 SBPL	0 100	0	0	348.00	LF	32.00	32.00	100	2016
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016

TOTAL OB/XF 67,122											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2015
2	0861	POOL GUNIT	0 100	44	15	660.00	SF	85.00	85.00	100	2016
3	0855	CONC PAVER	0 100	0	0	627.00	SF	10.00	10.00	100	2016
4	0476	VF 6 SBPL	0 100	0	0	348.00	LF	32.00	32.00	100	2016
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		626,070	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		154,800	
SOH/AGL Deduction		TOTAL MARKET VALUE		847,992	
ASSESSED VALUE		TOTAL EXEMPTION VALUE		175,133	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		622,859	
TOTAL JUST VALUE		NCON VALUE		847,992	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		11,886	
PREVIOUS YEAR MKT VALUE				497,583	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222550	REMODEL	7,500	10/18/2022
20150137	CO ISSUED	0	01/21/2016
20151458	SWIM POOL	47,000	06/24/2015
20150137	NEW CONSTR	197,000	01/22/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2574/0205	6/29/2022	WD	Q	I	02
GRANTOR: O'CONNOR MARIA					
GRANTEE: NOBIS MELANIE REVOC					
1912/1887	4/16/2014	WD	Q	V	02
GRANTOR: MILLICAN DEAN					
GRANTEE: O'CONNOR MARIA					

BUILDING NOTES									
BAS=[YR=2015;ORIG=0,0] W1 W15 N6 W9 S6 W1 S30 E1 E25 N30 \$									
FUS=[YR=2015;ORIG=15,0] E26 S10 W4 S8 E4 S12 W26 N30 \$									
FSP=[YR=2015;ORIG=-25,30] S8 E8 E16 N8 W24 \$									
FOP=[YR=2015;ORIG=-1,0] N6 W7 W8 S6 E15 \$									
STP=[YR=2015;ORIG=-8,-6] N5 W8 S5 E8 \$									
STP=[YR=2015;ORIG=-17,38] S4 E8 N4 W8 \$									
STR=[YR=2015;ORIG=41,10] S8 W4 N8 E4 \$									
PTR=[ORIG=0,0] E15 W15 \$									