BLK 244 TRACT A OF LOT 3
CITY OF FDNA BEACH S/D OF
SEC 22-3N-28E UNR

GLYNN LOVEY LLC
96972 BLACKROCK RD
YULEE, FL 32097

2023

00-00-31-1800-0244-03A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

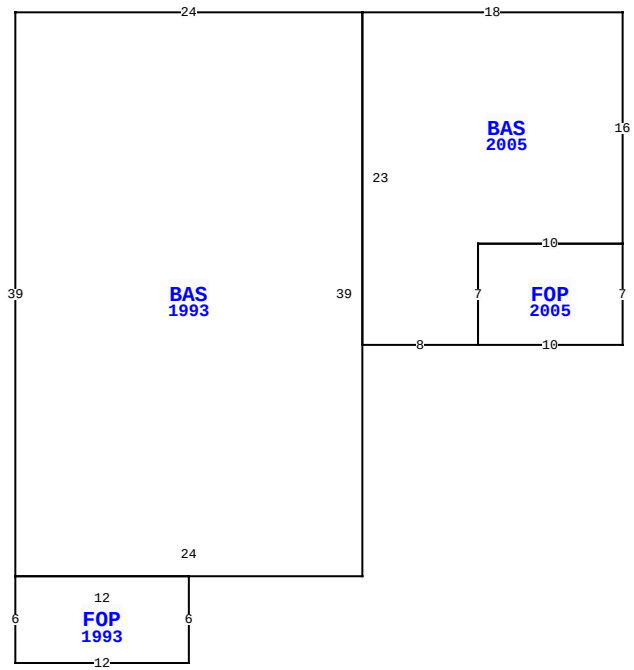
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	81,191
BAS	344	100	344	29,839
FOP	72	30	22	1,908
FOP	70	30	21	1,822
TOTALS	1,422		1,323	114,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,323	107.6920	97.19	128,582	1948	2000	0	0	0	10.75	89.25

1 SINGLE FAM – 0% - 0 Heated Area: 1280 HX Base Yr



110 N 13TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	114,759
TOTAL MARKET OB/XF VALUE	3,786
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	178,545
SOH/AGL Deduction	0
ASSESSED VALUE	178,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	178,545
TOTAL JUST VALUE	178,545
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5991	REPAIR/RRF	8,000	05/23/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2535/1989	9/09/2021	WD	U	I	11	100
GRANTOR: MITCHELL GLYNN B & LO						
GRANTEE: GLYNN LOVEY LLC						
0582/0636	10/26/1989	WD	Q	I		15,000
GRANTOR: MIDDLETON SIMON & S						
GRANTEE: MITCHELL GLYNN & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS 2005=W18 BAS=[YR=1993] W24 S39 FOP=[YR=1993] S6 E12 N6 W12 $ E24 N39$S23E8FOP=[YR=2005] E10 N7 W10 S7$N7 E10 N16$.

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	0810	CONCRETE A	0	0	18	16	288.00	SF	4.62	4.62	100	1948	1948	3	20	266	
2	0810	CONCRETE A	0	0	20	4	80.00	SF	6.50	6.50	100	1948	1948	3	20	104	
3	0810	CONCRETE A	0	0	28	3	84.00	SF	6.50	6.50	100	2005	2005	3	87	475	
4	0810	CONCRETE A	0	0	52	10	520.00	SF	6.50	6.50	100	2005	2005	3	87	2,941	

LAND DESCRIPTION

TOTAL OB/XF 3,786

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	0	0006	MU-1	74.00	92.00	1.00	LT		1.00	1.00	0.60	100,000.00	60,000.00	60,000							

REVIEW DATE 05/18/2018 BY DJX Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS