

BLOCK 254 LOT S 81' OF W100'
OF E 130' OF 1
IN OR 2264/914

BABOWICZ ANTHONY & LAURA
1411 LEON ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0254-0011



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		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

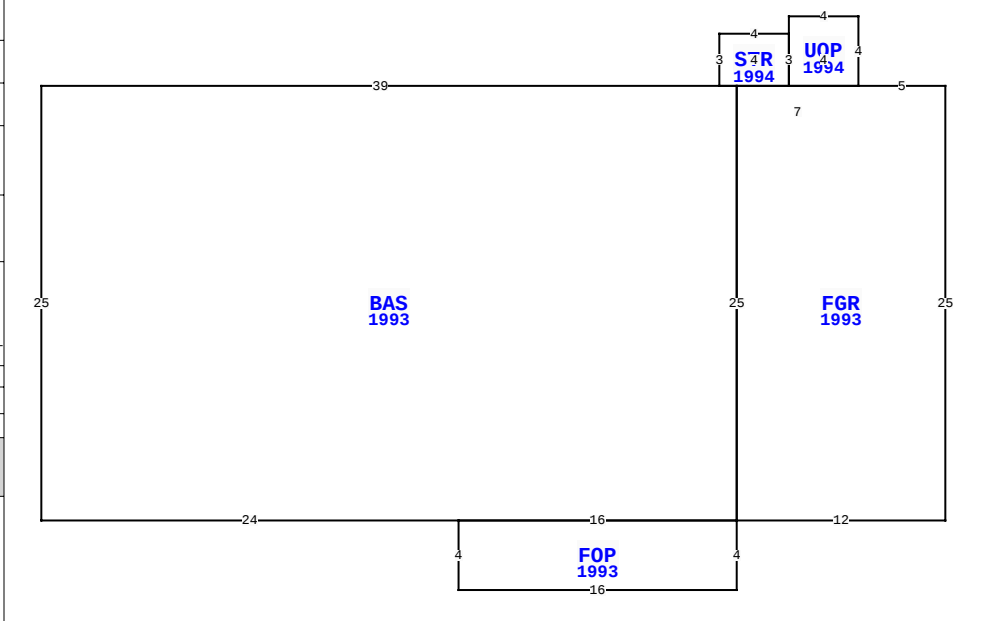
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	97,538
FGR	300	55	165	16,094
FOP	64	30	19	1,853
STR	12	10	1	97
UOP	16	20	3	292

TOTALS	1,392		1,188	115,875
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	473.00	SF	7.00	7.00	100	2014
2	0940	SHEDS/PORT	0 100	10	12	120.00	SF	30.00	30.00	100	2013

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	81.00	100.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,188	119.0910	107.48	127,686	1973	2003	0	0	9.25	90.75
1 SINGLE FAM - 100% - 2022 Heated Area: 1000 HX Base Yr 2022											



1411 LEON ST, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		115,875	
TOTAL MARKET OB/XF VALUE		5,485	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		296,360	
SOH/AGL Deduction		171,616	
ASSESSED VALUE		124,744	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		74,744	
TOTAL JUST VALUE		296,360	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,412	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130976	SHED120	0	05/02/2013
20120243	WOOD DECK	790	02/07/2012
20120037	6'WOOD FENCE	820	01/11/2012
20110656	ELEC.FOR AIR HAND	300	04/28/2011
20110657	H/AC	3,500	04/28/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2264/0914	3/27/2019	WD	Q	I	01	240,000
GRANTOR: ROCKWELL SABRINA ANN						
GRANTEE: BABOWICZ ANTHONY &						
2134/1731	6/26/2017	QC	U	I	11	100
GRANTOR: ROCKWELL CLACK SABRIN						
GRANTEE: ROCKWELL SABRINA AN						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W5 UOP=[YR=1994] N4W4S1 STR=[YR=1994] W4S3 BAS=[YR=1993] W39 S25 E24 FOP=[YR=1993] S4 E16 N4 W16\$ E16 N25 W1\$ E4 N3\$ S3 E4\$ W7 S25 E12 N25\$.											