

BLOCK 254 N75 FT OF S119 FT
OF W100 FT OF E130 FT OF LOT 2
IN OR 1532/505

SUTTON ROSETTA M EST
C/O LISA N WELLS, 1009 CALLE CORTA
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0254-0022



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	1
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	988	77,283
FCP	273	25	68	5,319
FSP	182	40	73	5,711
TOTALS	1,443		1,129	88,313

EXTRA FEATURES	
L N	OB/XF CODE
1	0810

LAND DESCRIPTION	
L N	USE CODE
1	000100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,129	107.0000	96.57	109,028	1975	1975	0	0	0	19.00
1 SINGLE FAM - 50% - 2020 Heated Area: 988 HX Base Yr 2020											
1009 CALLE CORTA, FERNANDINA BEACH											

TOTAL OB/XF	
L N	OB/XF CODE
1	0810

LAND DESCRIPTION	
L N	USE CODE
1	000100

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	88,313
TOTAL MARKET OB/XF VALUE	1,940
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	265,253
SOH/AGL Deduction	95,201
ASSESSED VALUE	170,052
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	120,052
TOTAL JUST VALUE	265,253
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120233	VINYL SIDING/SOFF	15,000	02/09/2012
20120194	RE-ROOF	6,500	02/07/2012
984739	EXTEND DRIVEWAY	600	01/04/1998
7784	REPAIR/RRF	1,900	07/02/1993

SALES DATA	
OFF RECORD Number	DATE
1532/0505	10/25/2007
GRANTOR: SUTTON ROSETTA M & LI	
GRANTEE: SUTTON ROSETTA M	
0895/1827	8/19/1999
GRANTOR: SUTTON ROSETTA M & EU	
GRANTEE: SUTTON ROSETTA M &	

BUILDING NOTES	

BUILDING DIMENSIONS	
FCP=[YR=1993] W13 BAS=[YR=1993] N24 W26 S38 FSP=[YR=1993] S7 E26 N7 W26 \$ E26 N14 \$ S21 E13 N21 \$.	