

BLOCK 254 S44 FT OF W100 FT
OF E130 FT OF LOT 2 &
N23.5 FT OF W100 FT OF E130 FT

ALLAN CHARLES L
1007 CALLE CORTA
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0254-0025



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 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.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

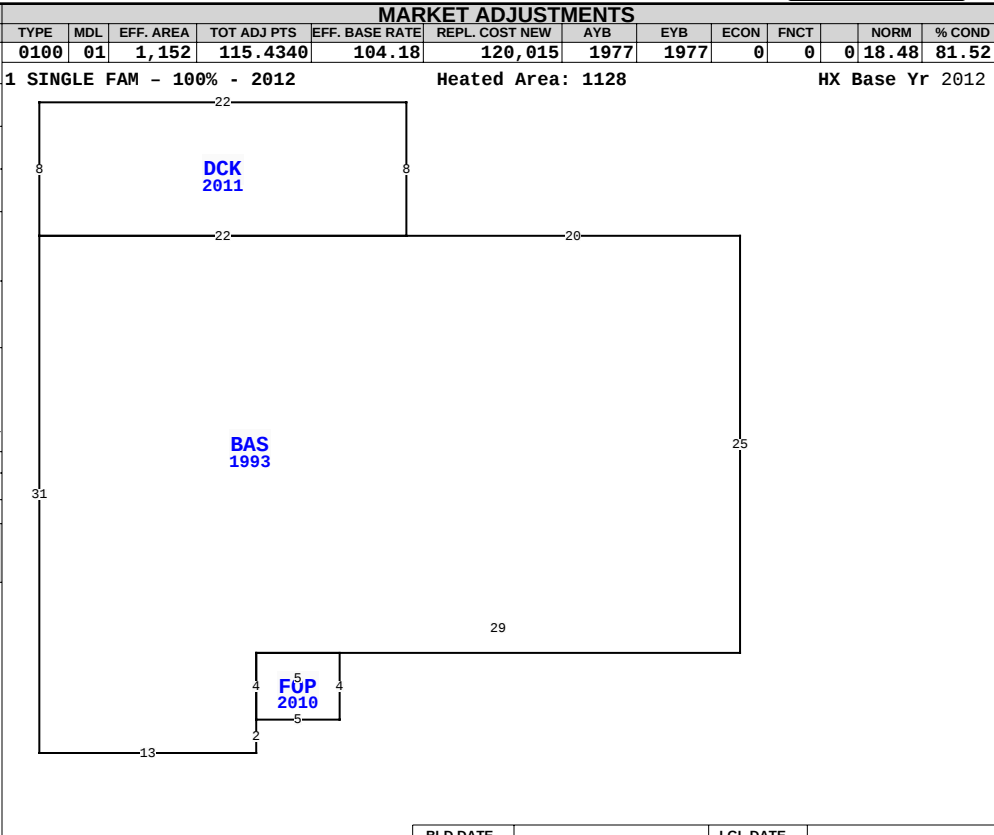
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1,128	95,798
DCK	176	10	18	1,529
FOP	20	30	6	510

TOTALS	1,324		1,152	97,836
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	25	10			250.00
6	0830	FLAGSTONE	0	100	2	22			44.00
7	1125	CB/STC 6"	0	100	40	2			80.00

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-1	68.00	100.00	1.00

REVIEW DATE 09/24/2018 BY DJ



1007 CALLE CORTA, FERNANDINA BEACH

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

TOTAL OB/XF										2,369		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
06 R-1	68.00	100.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	1	

Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	97,836	
TOTAL MARKET OB/XF VALUE	2,369	
TOTAL LAND VALUE - MARKET	175,000	
TOTAL MARKET VALUE	275,205	
SOH/AGL Deduction	180,281	
ASSESSED VALUE	94,924	
TOTAL EXEMPTION VALUE	HX HB	
BASE TAXABLE VALUE	44,924	
TOTAL JUST VALUE	275,205	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	224,548	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003633	PRIVACY FENCE	400	08/06/2000
983752	RE-ROOF	1,000	05/18/1998
10453B	REMODEL	3,000	04/24/1997
5938	REMODEL	500	04/20/1990

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD
1733/1067	4/11/2011	WD Q	I 02
SALE PRICE			
111,000			

GRANTOR: LYNCH CHUCK			
GRANTEE: ALLAN CHARLES L			
1714/1093	12/14/2010	CT U	I 18
SALE PRICE			
51,300			
GRANTOR: CLERK OF COURT			
GRANTEE: LYNCH CHUCK			

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W20 DCK=[YR=2011] N8W22S8E22 \$ W22 S31 E13 N2 FOP=[YR=2010] E5 N4 W5 S4 \$ N4 E29 N25 \$.									