

BLOCK 254 N75 FT OF W100 FT OF
E130 FT OF LOT 3
IN OR 1380/1682

ARCHER JEFFREY D & ROBERTA L
1015 CALLE CORTA
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0254-0034



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 80
Interior Wall	04	PLYWOOD 20
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	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	1,660	100	1,660	128,625
FOP	64	30	19	1,473
FST	90	55	50	3,874
UOP	224	20	45	3,487

TOTALS	2,038	1,774	137,458
--------	-------	-------	---------

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	37	9	333.00	SF	6.50	6.50
2	0810	CONCRETE A	0 100	12	3	36.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	0	0	402.00	SF	6.50	6.50

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	75.00	100.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,774	106.0000	95.66	169,701	1975	1975	0	0	0	19.00	81.00

1 SINGLE FAM - 100% - 2006

TOTAL OB/XF 3,077													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0 100	37	9	333.00	SF	6.50	6.50	100	1975	1975	3
2	0810	CONCRETE A	0 100	12	3	36.00	SF	6.50	6.50	100	1975	1975	3
3	0810	CONCRETE A	0 100	0	0	402.00	SF	6.50	6.50	100	2011	2011	3

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		137,458	
TOTAL MARKET OB/XF VALUE		3,077	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		315,535	
SOH/AGL Deduction		204,236	
ASSESSED VALUE		111,299	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		61,299	
TOTAL JUST VALUE		315,535	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,095	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B959442	REMODEL	1,577	11/20/1995
7730	ADDITION	8,445	06/03/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1380/1682	1/11/2006	WD	U	I	21	165,000
GRANTOR: SOUTHWELL LINDA K						
GRANTEE: ARCHER JEFFREY D &						
1251/1264	8/09/2004	QC	U	I	01	100
GRANTOR: SOUTHWELL CHARLES HUN						
GRANTEE: SOUTHWELL LINDA K						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W13 UOP=[YR=2013] N8 W28 S8 E28\$ W28 FST=[YR=1993] W9 S10 E9 N10\$ S10 W9 S25 E12 FOP=[YR=1993] S4 E16 N4 W16\$ E38 N35\$.									