

BLOCK 255 LOT 1
IN OR 1086/839
CITY OF FDNA BEACH

DURDEN LEE ROY JR & LINDA M
804 N 14TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0255-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	7	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

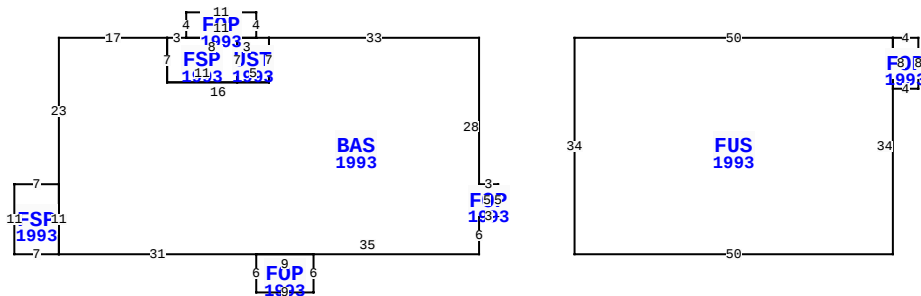
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100	2,132	99,799
FOP	15	30	4	187
FOP	32	30	10	468
FOP	44	30	13	609
FOP	54	30	16	749
FSP	77	40	31	1,451
FSP	77	40	31	1,451
FUS	1,700	100	1,700	79,577
UST	35	45	16	749
TOTALS	4,166		3,953	185,041

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	34	15	510.00	SF	17.50	17.50	
2	0940	SHEDS/PORT	0	100	9	15	135.00	SF	15.00	15.00	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	
4	0510	GARAGE WD-	0	100	30	20	600.00	SF	17.50	17.50	
5	1241	WD DECK G	0	100	20	4	80.00	UT	11.50	11.50	
6	0819	CONC 12"	0	100	6	4	24.00	SF	9.50	9.50	
7	0819	CONC 12"	0	100	6	4	24.00	SF	9.50	9.50	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-1	172.00	230.00	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	3,953	91.8000	82.85	327,506	1935	1935	0	0	43.50	56.50
1 SINGLE FAM - 100% - 1999 Heated Area: 3832 HX Base Yr 1999											



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 2
VALUATION BY											STANDARD
Tax Group: 2											Tax Dist:
BUILDING MARKET VALUE											185,041
TOTAL MARKET OB/XF VALUE											6,276
TOTAL LAND VALUE - MARKET											201,250
TOTAL MARKET VALUE											392,567
SOH/AGL Deduction											251,128
ASSESSED VALUE											141,439
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											91,439
TOTAL JUST VALUE											392,567
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											332,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110875	OTHER	300	06/02/2011
20110846	GAS	500	06/01/2011
20021657	CHNGE SRVC	2,000	09/24/2002
7742	REPAIR/RRF	3,625	06/09/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1086/0839	10/10/2002	WD	U	I	01	100	
GRANTOR: DURDEN LEE ROY JR							
GRANTEE: DURDEN LEE ROY JR &							
0780/1803	12/31/1996	QC	U	I	18	100	
GRANTOR: DURDEN MARGARET C							
GRANTEE: DURDEN MARGARET CAR							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W33 UST=[YR=1993] W2 FOP=[YR=1993] N4 W11 S4 FSP=[YR=1993] W3 S7 E11 N7 W8 \$ E11 \$ W3 S7 E5 N7 \$ S7 W16 N7 W17 S23 FSP=[YR=1993] W7 S11 E7 N11 \$ S11 E31 FOP=[YR=1993] S6 E9 N6 W9 \$ E35 N6 FOP=[YR=1993] E3 N5 W3 S5 \$ N28 \$ PTR= E15 FUS=[YR=1993] E50 FOP=[YR=1993] E4 S8 W4 N8 \$ S34 W50 N34 \$ W15 \$.											

TOTAL OB/XF											
6,276											
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