BLOCK 256 N1/2 OF LOT 6
CITY OF FDNA BEACH

GOATWORLD LLC
96315 GLENWOOD ROAD
YULEE, FL 32097

2023

00-00-31-1800-0256-0061

BUILDING CHARACTERISTICS

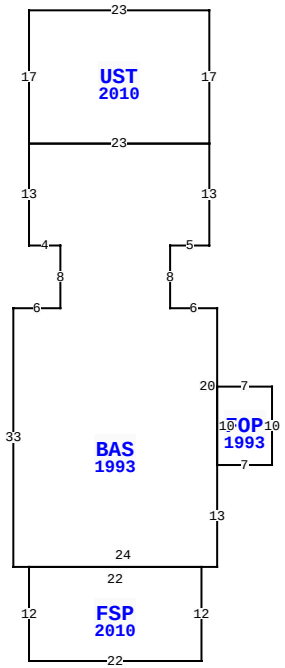
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 60
Roof Cover	02	ROLL COMP 40
Interior Wall	06	CUST PANEL 80
Interior Wall	05	DRYWALL 20
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,269	100	1,269	100,941
FOP	70	30	21	1,671
FSP	264	40	106	8,432
UST	391	45	176	14,000
TOTALS	1,994		1,572	125,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,572	108.1404	97.60	153,427	1954	1985	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1269 HX Base Yr 2019



729 N 15TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		125,043
TOTAL MARKET OB/XF VALUE		4,217
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		354,260
SOH/AGL Deduction		152,286
ASSESSED VALUE		201,974
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		146,974
TOTAL JUST VALUE		354,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200553	GARAGE	6,955	10/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/974	6/06/2023	WD	Q	I	01	413,500
GRANTOR: CALLEN JOHN W						
GRANTEE: GOATWORLD LLC						
2210/1987	7/10/2018	WD	Q	I	01	216,000
GRANTOR: LODA PETER B & MARSHA						
GRANTEE: CALLEN JOHN W						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2010] W23 S17 BAS=[YR=1993] S13 E4 S8 W6 S33 E2
FSP=[YR=2010] S12E22N12 W22$ E24 N13 FOP=[YR=1993] E7 N10 W7 S10$ N20 W6 N8 E5 N13 W23$ E23 N17$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1954	1954	3	20	700	
2	1243	WD DECK F	0	100	22	8	176.00	SF	8.00	8.00	100	2009	2009	3	45	634	
3	0350	CARPORT WD	0	100	11	12	132.00	SF	8.58	8.58	100	2010	2010	3	50	566	
4	0350	CARPORT WD	0	100	15	36	540.00	SF	8.58	8.58	100	2010	2010	3	50	2,317	

LAND DESCRIPTION

TOTAL OB/XF 4,217

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	R-1	86.00	230.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 09/20/2022 BY TWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS