BLOCK 261 SUBS E F G H OF
LOT 1 PT OF STREET & PT OF
LOT 2 BLOCK 261

DAV FLORIDA SERVICES LLC
PO BOX 767522
ROSWELL, GA 30076

2023

00-00-31-1800-0261-001E

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

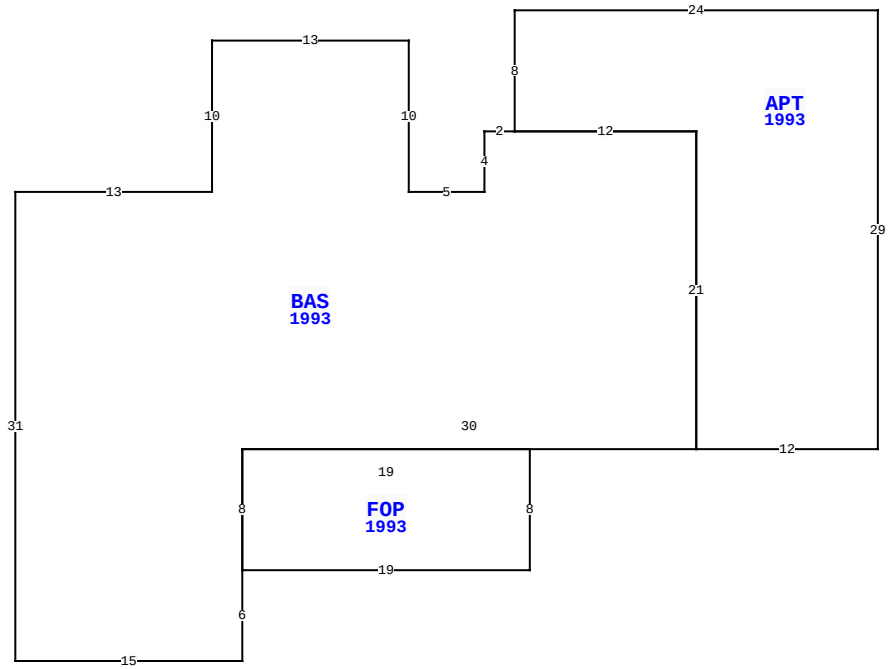
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	444	100	444	36,590
BAS	1,161	100	1,161	95,679
FOP	152	30	46	3,791
TOTALS	1,757		1,651	136,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,651	102.0000	121.64	200,828	1958	1958	0	0	0	32.25	67.75

1 DUPLEX – 0% - 0 Heated Area: 1605 HX Base Yr



BLD DATE	03/20/2007 KR	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

210 S 14TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	193,809
TOTAL MARKET OB/XF VALUE	14,421
TOTAL LAND VALUE - MARKET	123,390
TOTAL MARKET VALUE	331,620
SOH/AGL Deduction	80,586
ASSESSED VALUE	251,034
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,034
TOTAL JUST VALUE	331,620
NCON VALUE	9,220
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211528	NEW CONSTR	0	12/15/2021
20111165	H/AC	1,500	07/19/2011
20033707	REPAIR/RRF	4,000	08/21/2003
B8919	REMODEL	4,500	03/09/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2311/0218	10/09/2019	WD	Q	I	02	195,000
GRANTOR: DODD PROPERTIES OF FL						
GRANTEE: DAV FLORIDA SERVICE						
1820/0214	9/13/2012	WD	U	I	30	100
GRANTOR: DODD GARY W						
GRANTEE: DODD PROPERTIES OF						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W24 S8 BAS=[YR=1993] W2 S4 W5 N10 W13 S10 W13 S31 E15 N6 FOP=[YR=1993] E19 N8 W19 S8 $ N8 E30 N21 W12 $ E12 S21 E12 N29 $.

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
3	0940	SHEDS/PORT	0	0	0	0	156.00	SF	30.00	30.00	100	1980	1980	3	20	936	
4	0810	CONCRETE A	0	0	0	0	1,334.00	SF	6.50	6.50	100	1984	1984	3	47	4,075	
5	0810	CONCRETE A	0	0	0	0	146.00	SF	6.50	6.50	100	1956	1956	3	20	190	
6	0811	CONCRETE B	1	0	0	0	1,773.00	SF	5.20	5.20	100	2023	2022		100	9,220	

LAND DESCRIPTION

TOTAL OB/XF 14,421

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	000800	C	MULTI-FAM	0	0006	C-1	86.00	229.00	20,565.00	SF		1.00	1.00	1.00	6.00	6.00	123,390							

REVIEW DATE 07/07/2023 BY TW Total Acres: 0.00 Total Land Value: 123,390 Market: 0 Agricultural: 0 Common: 123,390 PRINTED 08/02/2023 BY SYS

BLOCK 261 SUBS E F G H OF
LOT 1 PT OF STREET & PT OF
LOT 2 BLOCK 261

DAV FLORIDA SERVICES LLC
PO BOX 767522
ROSWELL, GA 30076

2023

00-00-31-1800-0261-001E

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

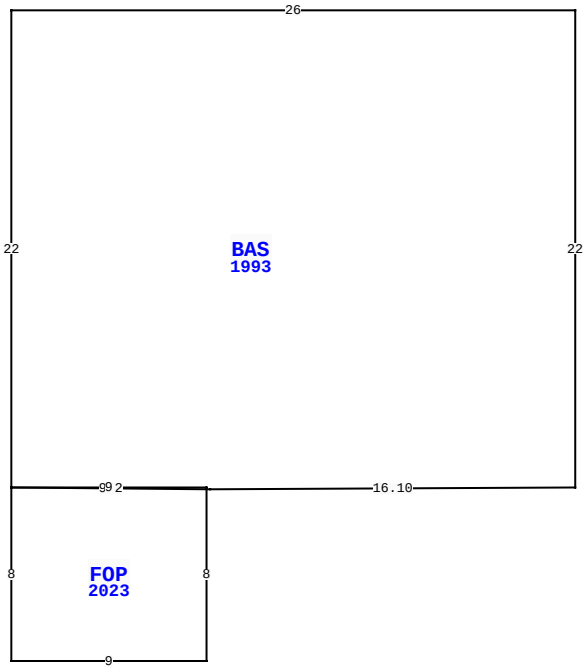
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	573	100	573	55,612
FOP	72	30	22	2,136
TOTALS	645		595	57,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	595	114.4000	103.25	61,434	1958	2010	0	0	0	6.00	94.00

2 SINGLE FAM – 0% - 0 Heated Area: 573 HX Base Yr



BLD DATE	03/20/2007	KR	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

210 S 14TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	193,809
TOTAL MARKET OB/XF VALUE	14,421
TOTAL LAND VALUE - MARKET	123,390
TOTAL MARKET VALUE	331,620
SOH/AGL Deduction	80,586
ASSESSED VALUE	251,034
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,034
TOTAL JUST VALUE	331,620
NCON VALUE	9,220
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2311/0218	10/09/2019	WD	Q	I	02	195,000
GRANTOR: DODD PROPERTIES OF FL						
GRANTEE: DAV FLORIDA SERVICE						
1820/0214	9/13/2012	WD	U	I	30	100
GRANTOR: DODD GARY W						
GRANTEE: DODD PROPERTIES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-30,-10] E26 S22 D0.1L16.10 U0.1L9.2 N22 $
FOP=[YR=2023;ORIG=-30,12] E9 S8 W9 N8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/07/2023 BY TW Total Acres: 0.00 Total Land Value: 123,390 Market: 0 Agricultural: 0 Common: 123,390 PRINTED 08/02/2023 BY SYS