BLOCK 270 PT LOT 3 & LOT 4
IN OR 2476/1727
CITY OF FDNA BEACH

MATEER LIVING TRUST/MATEER JOHN TRUSTEE
114 S 2ND ST
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1800-0270-0031**

## BUILDING CHARACTERISTICS

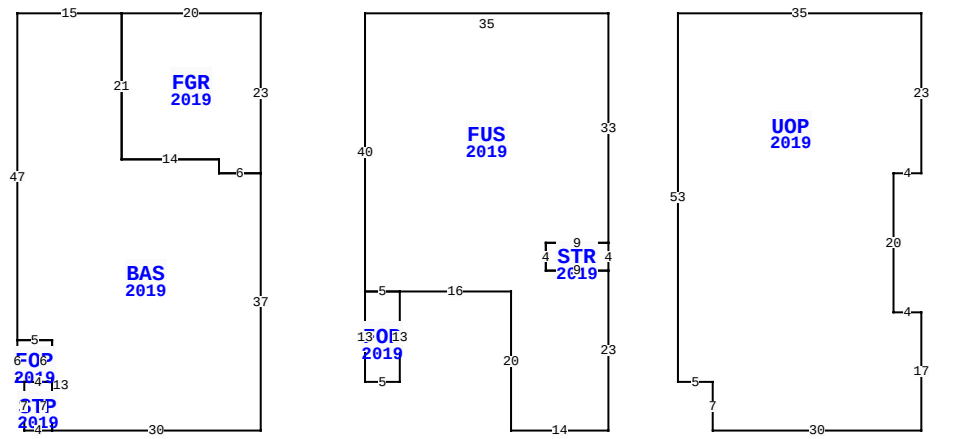
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 20 | FACE BRICK 30 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1010.0400 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,603 | 100 | 1,603 | 308,035 |
| FGR | 432 | 55 | 238 | 45,734 |
| FOP | 30 | 30 | 9 | 1,730 |
| FOP | 65 | 30 | 20 | 3,843 |
| FUS | 1,644 | 100 | 1,644 | 315,912 |
| STP | 28 | 10 | 3 | 577 |
| STR | 36 | 10 | 4 | 768 |
| UOP | 1,985 | 20 | 397 | 76,288 |
| TOTALS | 5,823 | | 3,918 | 752,887 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,918 | 136.7388 | 194.85 | 763,422 | 2019 | 2019 | 0 | 0 | 0 | 1.38 | 98.62 |

5 SFR CUST – 100% - 2020 Heated Area: 3247 HX Base Yr 2020




114 S 2ND ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 752,887 |
| TOTAL MARKET OB/XF VALUE | | 6,039 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 1,058,926 |
| SOH/AGL Deduction | | 362,473 |
| ASSESSED VALUE | | 696,453 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 646,453 |
| TOTAL JUST VALUE | | 1,058,926 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 861,351 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20181789 | NEW CONSTR | 454,610 | 05/24/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2476/1727 | 6/29/2021 | WD | U | I | 11 | 100 |
| GRANTOR: MATEER JOHN & ANDREA | | | | | | |
| GRANTEE: MATEER LIVING TRUST | | | | | | |
| 2287/1957 | 6/24/2019 | SW | Q | I | 02 | 866,600 |
| GRANTOR: ARTISAN HOMES LLC | | | | | | |
| GRANTEE: MATEER JOHN & ANDRE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2019] W20 BAS=[YR=2019] W15 S47 FOP=[YR=2019] S6 E1
STP=[YR=2019] S7 E4 N7 W4$ E4 N6 W5$ E5 S13 E30 N37 W6 N2 W14
N21$ S21 E14 S2 E6 N23$ PTR=E15 FUS=[YR=2019] E35 S33
STR=[YR=2019] S4 W9 N4 E9$ W9 S4 E9 S23 W14 N20 W16
FOP=[YR=2019] S13 W5 N13 E5$ W5 N40$ W15$ PTR=E60
UOP=[YR=2019] E35 S23 W4 S20 E4 S17 W30 N7 W5 N53$ W60$.

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 32.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 99 | 317 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 578.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 99 | 5,722 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,039

| 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 | MU-1 | 0.00 | 0.00 | 5,000.00 | SF | | 1.00 | 1.00 | 1.00 | 60.00 | 60.00 | 300,000 | | | | | | | |

REVIEW DATE 10/29/2019 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS