BLOCK 280 LOTS 6 & 7
CITY OF FERNANDINA BEACH

FRITZSCHE MARY H REV TRUST
401 FIR ST
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1800-0280-0060**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

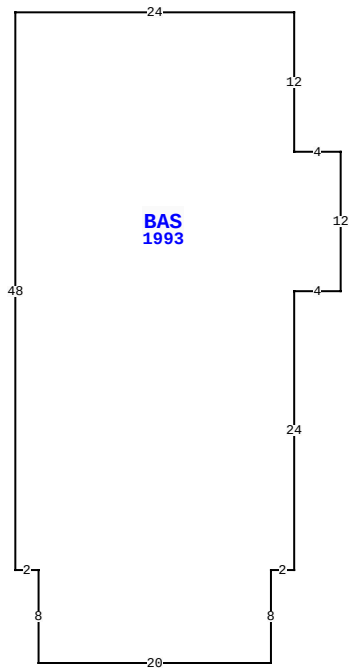
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,360 | 100 | 1,360 | 110,995 |
| TOTALS | 1,360 | | 1,360 | 110,995 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,360 | 106.7040 | 96.30 | 130,968 | 1945 | 1990 | 0 | 0 | 0 | 15.25 | 84.75 |

1 SINGLE FAM – 100% - 1998 Heated Area: 1360 HX Base Yr 1998




401 FIR ST, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 110,995 |
| TOTAL MARKET OB/XF VALUE | | 5,405 |
| TOTAL LAND VALUE - MARKET | | 280,000 |
| TOTAL MARKET VALUE | | 396,400 |
| SOH/AGL Deduction | | 314,805 |
| ASSESSED VALUE | | 81,595 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 31,595 |
| TOTAL JUST VALUE | | 396,400 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 323,603 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2460/0452 | 4/22/2021 | WD | U | I | 11 | 100 |
| GRANTOR: FRITZSCHE MARY H | | | | | | |
| GRANTEE: FRITZSCHE MARY H RE | | | | | | |
| 2429/0394 | 1/28/2021 | FJ | U | I | 11 | 100 |
| GRANTOR: FRITZSCHE PAUL JR EST | | | | | | |
| GRANTEE: FRITZSCHE MARY H | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W4 N12 W24 S48 E2 S8 E20 N8 E2 N24 E4 N12 $.

## 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 | 1243 | WD DECK F | 0 | 100 | 6 | 4 | 24.00 | SF | 8.00 | 8.00 | 100 | 2006 | 2006 | 3 | 31 | 60 | |
| 2 | 1243 | WD DECK F | 0 | 100 | 7 | 4 | 28.00 | SF | 8.00 | 8.00 | 100 | 2006 | 2006 | 3 | 31 | 69 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 19 | 28 | 532.00 | SF | 35.00 | 35.00 | 100 | 1980 | 1980 | 3 | 20 | 3,724 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 28 | 9 | 252.00 | SF | 7.00 | 7.00 | 100 | 2006 | 2006 | 3 | 88 | 1,552 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,405

| 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-2 | 100.00 | 100.00 | 100.00 | FF | | 1.00 | 1.00 | 0.70 | 4,000.00 | 2,800.00 | 280,000 | | | | | | | |

REVIEW DATE 03/10/2020 BY DJX Total Acres: 0.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 08/02/2023 BY SYS