BLOCK 281 LOTS 27,28,29 & 30
CITY OF FDNA BEACH

RICHARDSON MICHAEL
PO BOX 483
FERNANDINA BEACH, FL 32035-0483

2023

00-00-31-1800-0281-0002

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	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

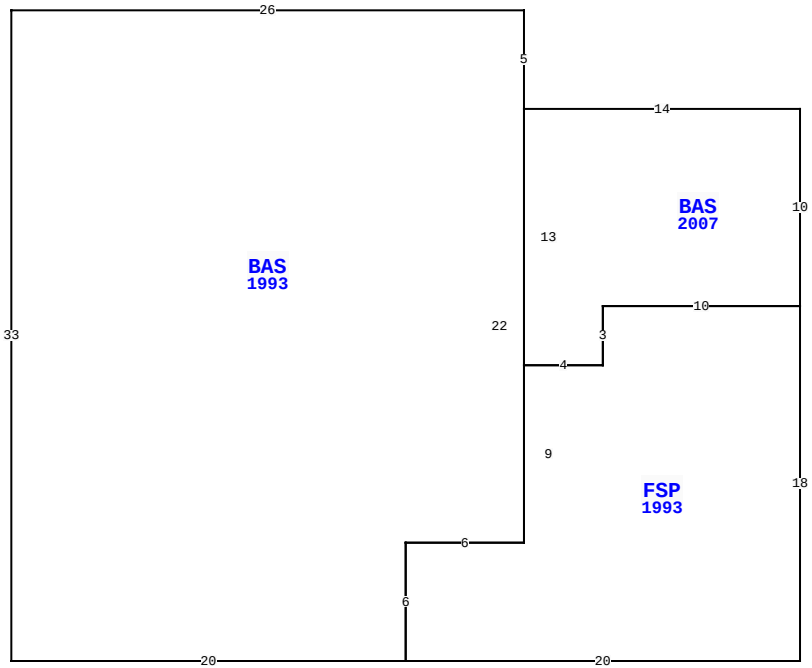
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	822	100	822	56,067
BAS	152	100	152	10,368
FSP	276	40	110	7,503
TOTALS	1,250		1,084	73,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,084	95.6650	86.34	93,593	1956	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 0% - 0 Heated Area: 974 HX Base Yr



314 ELM 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	73,938
TOTAL MARKET OB/XF VALUE	1,288
TOTAL LAND VALUE - MARKET	280,000
TOTAL MARKET VALUE	355,226
SOH/AGL Deduction	93,929
ASSESSED VALUE	261,297
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,297
TOTAL JUST VALUE	355,226
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7368	REPAIR/RRF	1,000	10/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1232/0228	5/20/2004	WD	U	V	07	100
GRANTOR: COURSON CHARLES A & N						
GRANTEE: RICHARDSON MICHAEL						
0868/1805	2/22/1999	WD	Q	I		63,000
GRANTOR: HUDSON CARY S & KAREN						
GRANTEE: RICHARDSON MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 BAS=[YR=1993] N5W26S33 E20 FSP=[YR=1993] E20N18W10S3W4S9W6 S6$N6E6N22$S13E4N3E10N10$.

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	0940	SHEDS/PORT	0	0	8	16	128.00	SF	30.00	30.00	100	1995	1995	3	20	768	
2	0810	CONCRETE A	0	0	0	0	400.00	SF	6.50	6.50	100	1956	1956	3	20	520	

LAND DESCRIPTION

TOTAL OB/XF 1,288

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	0	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 01/09/2018 BY DJX Total Acres: 0.23 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 08/02/2023 BY SYS