PT GOVT LOT 1 OF SEC 32-2N-25E
IN OR 1939/1231

DUEY-DODGE AMY LEGARE
940272 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

32-2N-25-0000-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

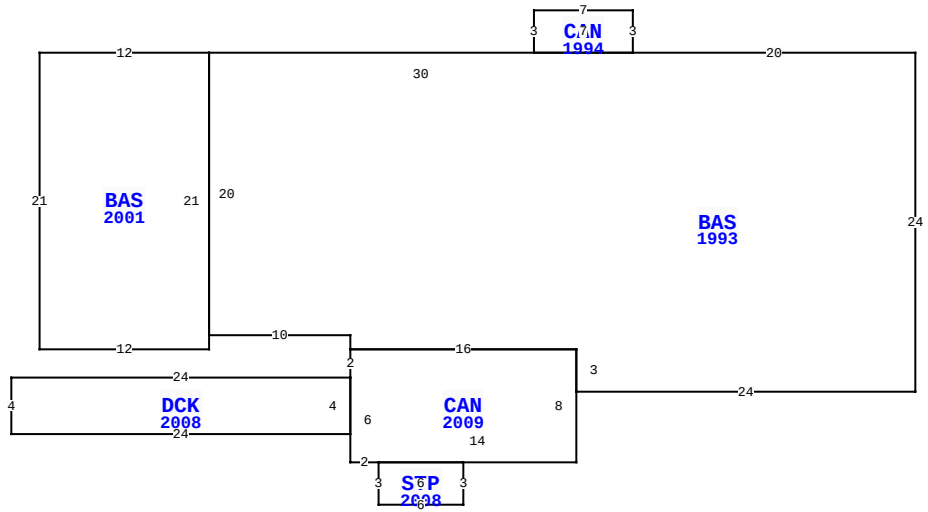
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	04	SINGLE SID 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	09	PINE WOOD 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,112	100	1,112	70,662
BAS	252	100	252	16,014
CAN	21	30	6	382
CAN	128	30	38	2,415
DCK	96	10	10	636
STP	18	10	2	127
TOTALS	1,627		1,420	90,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,420	86.7510	127.09	180,468	1950	1985	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 1364 HX Base Yr



541763 US HWY 1, CALLAHAN

BLD DATE	07/12/2021 KK	LGL DATE	
XF DATE		LAND DATE	07/12/2021 KK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	90,234
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,450
TOTAL MARKET VALUE	144,684
SOH/AGL Deduction	37,277
ASSESSED VALUE	107,407
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,407
TOTAL JUST VALUE	144,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21402	CO ISSUED	15,000	11/14/2008
B21402	ADDITION	15,000	05/01/2008
R11256	REPAIR/RRF	1,000	05/01/2008
E11897	CHNGE SRVC	0	10/01/2003
Z991348	OTHER	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1939/1231	9/18/2014	SW	U	I	11	100
GRANTOR: DUEY JOHN CRAIG						
GRANTEE: DUEY-DODGE AMY LEGA						
1540/0006	12/10/2007	WD	Q	I		200,000
GRANTOR: GENE CLAXTON CUSTOM H						
GRANTEE: DUEY JOHN C & ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 CAN=[YR=1994] N3 W7 S3E7 $ W30
BAS=[YR=2001] W12 S21 E12N21$ S20 E10 S1 CAN=[YR=2009] S2
DCK=[YR=2008] W24 S4 E24 N4$ S6 E2 STP=[YR=2008] S3 E6 N3
W6$ E14 N8 W16$ E16 S3 E24 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001100	C	STORE 1FLR	0	0004	CN	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	1.25	1.25	54,450							

REVIEW DATE 07/12/2021 BY KK Total Acres: 0.00 Total Land Value: 54,450 Market: 0 Agricultural: 0 Common: 54,450 PRINTED 08/02/2023 BY SYS