

BLOCK 10 LOT 81
IN OR 1400/747 &
PT OF VACATED PRICE ST

BONNER RUTH S REVOCABLE TRUST
C/O MARY MARKS CO-TRUSTEE, PO BOX 17065
FERNANDINA BEACH, FL 32035

2024

00-00-30-010A-0010-0810



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 Floop	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms	2	2 100
Bathrooms	2	2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	36,768
FEP	192	80	154	9,830
FOP	25	30	8	511
FOP	138	30	41	2,617
FUS	768	100	768	49,024
UCP	200	20	40	2,553
UGR	240	45	108	6,894
UOP	33	20	7	447
TOTALS	2,172		1,702	108,644

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	50	0	545.00	SF	5.20	5.20	100	1983
2	0100	BAR-B-Q	0	50	0	1.00	UT	200.00	200.00	100	1960
3	0810	CONCRETE A	0	50	0	98.00	SF	6.50	6.50	100	1983
4	0810	CONCRETE A	0	50	0	90.00	SF	6.50	6.50	100	1983
5	0810	CONCRETE A	0	50	0	108.00	SF	6.50	6.50	100	2003

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	50		RSF-2	65.00	90.00	65.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,702	93.0000	88.35	150,372	1960	1970	0	0	27.75	72.25
1 SINGLE FAM - 50% - 2016 Heated Area: 1344 HX Base Yr 2016											
1823 LEWIS ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/15/2024 MLU											

TOTAL OB/XF											
2,286											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		108,644	
TOTAL MARKET OB/XF VALUE		2,286	
TOTAL LAND VALUE - MARKET		487,500	
TOTAL MARKET VALUE		598,430	
SOH/AGL Deduction		368,834	
ASSESSED VALUE		229,596	
TOTAL EXEMPTION VALUE		HA HAB WX	55,000
BASE TAXABLE VALUE		174,596	
TOTAL JUST VALUE		598,430	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		496,694	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0234	CHNGE SRVC	0	06/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1400/0747	3/30/2006	WD	U	I	01	100	
GRANTOR: BONNER RUTH S							
GRANTEE: BONNER RUTH S TRUST							
0981/1967	4/19/2001	QC	U	I	01	100	
GRANTOR: BONNER RUTH S P/R FOR							
GRANTEE: BONNER RUTH S							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W22 UGR=[YR=1993] W10 S3 UCP=[YR=1993] W10 S20 E10 N20 \$ S21 FOP=[YR=1993] S6 E23 N6 W23 \$ E10 N24 \$ S24 E13 S6 E8 N6 E1 N24 \$ PTR= E15 FUS=[YR=1993] E13 UOP=[YR=1993] N3 E11 FOP=[YR=1993] N2 E5 S5 W5 N3\$ S3 W11 \$ E19 S24 FEP=[YR=1993] S6 W32 N6 E32 \$ W32 N24 \$ W15 \$.											