BLOCK 18 LOT 9
IN OR 2228/1366
AMERICAN BEACH SUB #2 PB 3/6

PERRY VIVIAN/WAY EVERETTE ET AL
1713 LEONARD ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-010B-0018-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	08	WD ON PLY 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

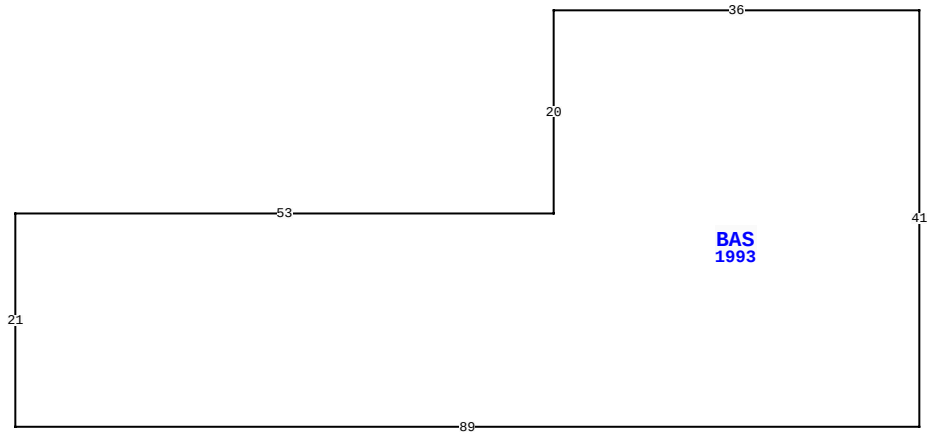
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,589	100	2,589	67,447
TOTALS	2,589		2,589	67,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,589	64.2240	61.01	157,955	1955	1955	0	20	0	37.30	42.70

1 SINGLE FAM – 50% - 2023 Heated Area: 2589 HX Base Yr 2023



1713 LEONARD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		67,447
TOTAL MARKET OB/XF VALUE		560
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		293,007
SOH/AGL Deduction		31,122
ASSESSED VALUE		261,885
TOTAL EXEMPTION VALUE	DX HA HAB	55,000
BASE TAXABLE VALUE		206,885
TOTAL JUST VALUE		293,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310616	REPAIR/RRF	9,000	01/01/2003
B9906682	REPAIR/RRF	0	12/01/1999
B9805611	REMODEL	5,988	12/01/1998
6823	CHNGE SRVC	600	07/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2228/1365	9/19/2018	FJ	U	I	11	0
GRANTOR: GADSON ROSELLA EST						
GRANTEE: PERRY VIVIAN & EVER						
2003/1801	8/27/2015	QC	U	I	11	100
GRANTOR: WAY ELIPHUS JEROME ET						
GRANTEE: GADSON ROSELLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S20 W53 S21 E89 N41 $.

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	0810	CONCRETE A	0	50	11	4	44.00	SF	6.50	6.50	100	1995	1995	3	70	200	
2	1242	WD DECK A	0	50	0	0	80.00	SF	10.00	10.00	100	2010	2010	3	45	360	

LAND DESCRIPTION

TOTAL OB/XF 560

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	50	0006	RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	225,000							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS