LOT 18
IN OR 2215/1637
GURNIE OAKS SUB PB 5/2

HARRIS CHARLES E JR
418 S 9TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-0280-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

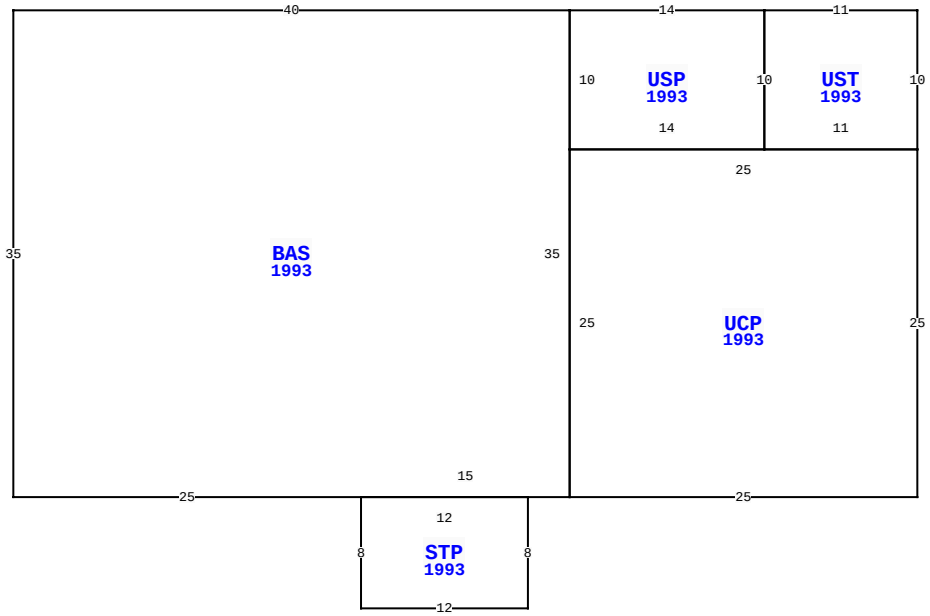
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	84,110
STP	96	10	10	601
UCP	625	20	125	7,510
USP	140	30	42	2,523
UST	110	45	50	3,004
TOTALS	2,371		1,627	97,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,627	93.1770	88.52	144,022	1970	1970	0	0	0	32.13	67.87

1 SINGLE FAM – 0% - 0 Heated Area: 1400 HX Base Yr



1450 AVERY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	97,748
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	197,748
SOH/AGL Deduction	44,689
ASSESSED VALUE	153,059
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,059
TOTAL JUST VALUE	197,748
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2215/1637	8/03/2018	QC	U	I	11	100
GRANTOR: HARRIS IAN C & CEDERI						
GRANTEE: HARRIS CHARLES E JR						
1749/1651	7/28/2011	FJ	U	I	11	0
GRANTOR: BLUE-BACON SHAWNA D E						
GRANTEE: BACON CEDRIC G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S35 E25 STP=[YR=1993] S8E12N8W12$ E15
UCP=[YR=1993] E25 N25 UST=[YR=1993] N10 W11 USP=[YR=1993]
W14 S10 E14N10$ S10E11$ W25S25 $ N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF-	2100.00	58.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS