

PT OF SUB LOT 30
IN OR 614/229
E O FRIEND SUB DB Z/165

LESTER REX A & ANGELA D
PO BOX 753
FERNANDINA BEACH, FL 32035

2024

00-00-30-034A-0030-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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 02
NEIGHBORHOOD/LOC	2020.00	

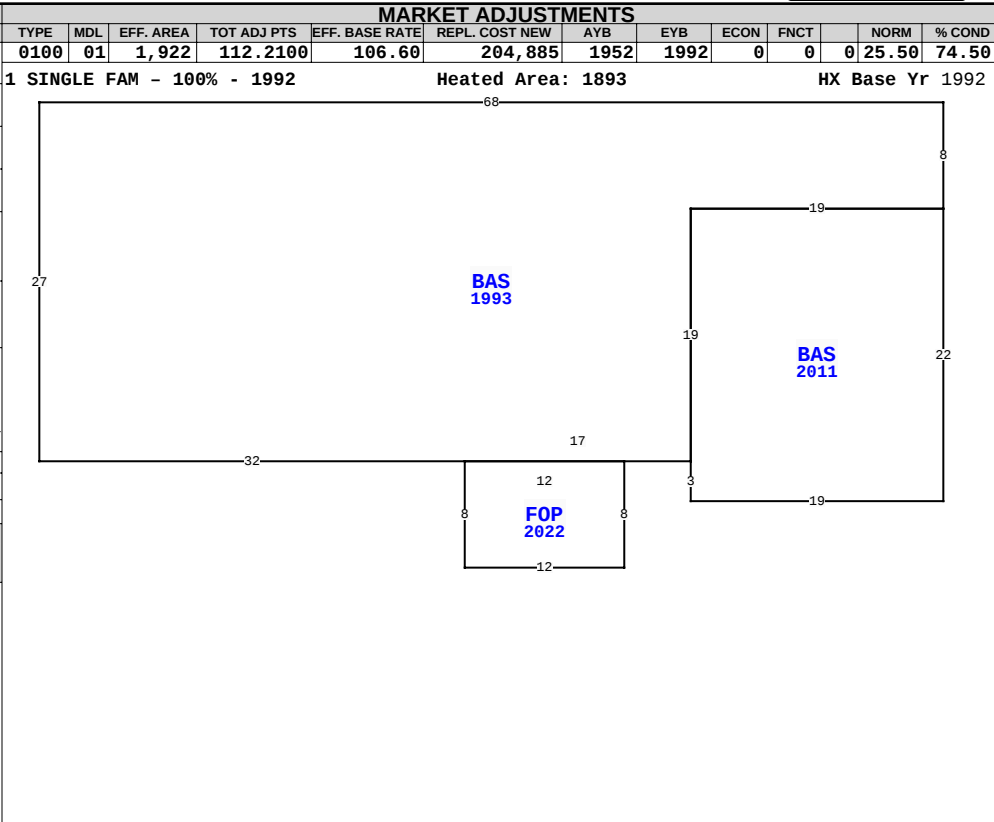
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,475	100	1,475	117,140
BAS	418	100	418	33,196
FOP	96	30	29	2,303

TOTALS	1,989		1,922	152,639
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	9	6	54.00	SF	6.50	6.50	100	1980
2	1242	WD DECK A	0 100	8	16	128.00	SF	10.00	10.00	100	1990
3	0510	GARAGE WD-	0 100	20	24	480.00	SF	35.00	35.00	100	2004
4	0810	CONCRETE A	0 100	0	0	90.00	SF	6.50	6.50	100	2004
5	0810	CONCRETE A	0 100	0	0	394.00	SF	6.50	6.50	100	2004
6	0351	CARPORT MT	0 100	35	24	840.00	SF	10.00	10.00	100	2019

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	100		RSF	2125.00	266.00	125.00	FF	

REVIEW DATE	12/27/2022	BY	TWA
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2119 RUSSELL RD, FERNANDINA BEACH

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

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
1	0810	CONCRETE A	0 100	9	6	54.00	SF	6.50	6.50	100	1980	1980	3	32.5	114	
2	1242	WD DECK A	0 100	8	16	128.00	SF	10.00	10.00	100	1990	1990	3	20	256	
3	0510	GARAGE WD-	0 100	20	24	480.00	SF	35.00	35.00	100	2004	2004	3	36	6,048	
4	0810	CONCRETE A	0 100	0	0	90.00	SF	6.50	6.50	100	2004	2004	3	84	491	
5	0810	CONCRETE A	0 100	0	0	394.00	SF	6.50	6.50	100	2004	2004	3	84	2,151	
6	0351	CARPORT MT	0 100	35	24	840.00	SF	10.00	10.00	100	2019	2019	3	86	7,224	

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	100		RSF	2125.00	266.00	125.00	FF	

REVIEW DATE	12/27/2022	BY	TWA
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Total Acres:	0.00	Total Land Value:	125,000	Market:	0	Agricultural:	0	Common:	125,000
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,922	112.2100	106.60	204,885	1952	1992	0	0	25.50	74.50

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		152,639
TOTAL MARKET OB/XF VALUE		16,284
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		293,923
SOH/AGL Deduction		189,489
ASSESSED VALUE		104,434
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,434
TOTAL JUST VALUE		293,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0614/0229	12/12/1990	WD	Q	I		59,900	
GRANTOR: METCALF WM & EMILY							
GRANTEE: LESTER REX & ANGELA							
0450/0707	4/01/1985	PR	Q	I		45,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W68 S27 E32 FOP=[YR=2022] S8 E12 N8 W12\$ E17											
BAS=[YR=2011] S3 E19 N22 W19 S19\$ N19 E19 N8\$.											