



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	13,814
BAS	24	100	24	576
USP	120	50	60	1,439
TOTALS	720		660	15,828

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	0	4	4	16.00	SF	10.00
2	0810	CONCRETE A	0	0	0	0	614.00	SF	6.50
3	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00
4	0351	CARPORT MT	0	0	26	13	338.00	SF	5.90

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0		RSF	2100.00	100.00	100.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	660	114.2000	79.94	52,760	1958	1958	0	0	70.00	30.00	
1 M/H 93- - 0% - 0												
Heated Area: 600												
HX Base Yr												

756 WALL ST, FERNANDINA BEACH												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
03/14/2024 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			15,828
TOTAL MARKET OB/XF VALUE			4,384
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			180,212
SOH/AGL Deduction			89,696
ASSESSED VALUE			90,516
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			90,516
TOTAL JUST VALUE			180,212
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			139,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2697/1305	2/21/2024	QC U	I	11		100	
GRANTOR: HADDOCK PATRICIA A							
GRANTEE: HADDOCK PATRICIA A							
1027/0236	12/27/2001	QC U	I	06		100	
GRANTOR: HOLLOWAY JOYCE & PATR							
GRANTEE: MARCUM JUANITA K							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W43 S8 E13 S8 E29 BAS=[YR=2008] E3									
USP=[YR=2008] E12 N10 W12 S10\$ N8 W3 S8\$ N8 E1 N8\$.									