

FAGUNDO JORGE & YELENA
406 CASHEN RD
FERNANDINA BEACH, FL 32034

00-00-30-044B-0082-0040

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

010001WALL BOARD 70

0101MINIMUM 30

0303GABLE/HIP 100

0303COMP SHNGL 70

0101MINIMUM 30

0505DRYWALL 100

0909PINE WOOD 100

0202WINDOW 100

0303FORCED AIR 100

0202WOOD FRAME 100

0505DIST 1A 100

0000NONE 100

0303Quality Level 03

0100SINGLE FAMILY

0202MKT AREA

2021.00

TOTALS1,20066630,452

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10810CONCRETE A0010550.00SF6.506.501001960196032065

20940SHEDS/PORT0091090.00SF18.3018.3010019901990320329

30940SHEDS/PORT0081080.00SF18.3018.3010019901990320293

40681POLE SHED001010100.00SF15.0015.0010019901990320300

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASESUBAREA MARKET VALUE

1000100CSFR00005RSF-2100.00330.00100.00FF1.001.001.501,000.001,500.00150,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 150,000Market: 0Agricultural: 0Common: 150,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

01000166684.810080.5753,660196019800043.2556.75

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE39,828

TOTAL MARKET OB/XF VALUE987

TOTAL LAND VALUE - MARKET150,000

TOTAL MARKET VALUE190,815

SOH/AGL Deduction87,877

ASSESSED VALUE102,938

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE102,938

TOTAL JUST VALUE190,815

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE189,005

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1773/156111/22/2011WDQI0240,000

GRANTOR: PURVIS BOBBY E ETAL

GRANTEE: FAGUNDO JORGE & YEL

BUILDING NOTES

BUILDING DIMENSIONS

PT0=[YR=1994] W22 BAS=[YR=1993] W28 S22 E8 UOP=[YR=1993]

S5 E8 FOP=[YR=1994] E12 N5 W12 S5 \$N5 W8 \$ E20 N22 \$ S22 E22 N22 \$.

ELEMENT

CD

CONSTRUCTION

Exterior Wall

03

BELOW AVG. 100

ELEMENT

CD

CONSTRUCTION

Roof Structur

02

SHED 100

ELEMENT

CD

CONSTRUCTION

Roof Cover

01

MINIMUM 100

ELEMENT

CD

CONSTRUCTION

Interior Wall

04

PLYWOOD 100

ELEMENT

CD

CONSTRUCTION

Interior Floo

14

CARPET 90

ELEMENT

CD

CONSTRUCTION

Interior Floo

08

SHT VINYL 10

ELEMENT

CD

CONSTRUCTION

Air Condition

02

WINDOW 100

ELEMENT

CD

CONSTRUCTION

Heating Type

03

FORCED AIR 100

ELEMENT

CD

CONSTRUCTION

Bedrooms

3 100

ELEMENT

CD

CONSTRUCTION

Bathrooms

1 100

ELEMENT

CD

CONSTRUCTION

Frame

02

WOOD FRAME 100

ELEMENT

CD

CONSTRUCTION

Stories

0

0 100

ELEMENT

CD

CONSTRUCTION

Units

0 100

Quality

02

Quality Level 02

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

02

NEIGHBORHOOD/LOC

2021.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

720

100

720

9,377

TOTALS

720

720

9,376

EXTRA FEATURES

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

LAND DESCRIPTION

L

N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0820

02

720

62.0200

43.41

31,255

1973

1973

0

0

0

70.00

30.00

3 M/H 93- - 0% - 0

Heated Area: 720

HX Base Yr

12

60

12

60

BAS 2011

NASSAU COUNTY PROPERTY

PAGE 2 of 2

8

VALUATION BY

STANDARD

Tax Group: 8

Tax Dist:

BUILDING MARKET VALUE

39,828

TOTAL MARKET OB/XF VALUE

987

TOTAL LAND VALUE - MARKET

150,000

TOTAL MARKET VALUE

190,815

SOH/AGL Deduction

87,877

ASSESSED VALUE

102,938

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

102,938

TOTAL JUST VALUE

190,815

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

189,005

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1773/1561

11/22/2011

WD

Q

I

02

40,000

GRANTOR: PURVIS BOBBY E ETAL

GRANTEE: FAGUNDO JORGE & YEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W60 S12 E60 N12\$.

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 150,000

Market: 0

Agricultural: 0

Common: 150,000

PRINTED 08/06/2024 BY SYS