

LOTS 8 & 9
VIEW ESMT PT OR 719/1079
THE RESIDENCE PB 5/149-152

CATES CHRISTOPHER U & JOY J
PO BOX 17377
FERNANDINA BEACH, FL 32035

2024

00-00-30-0546-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories		3. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10003.00	

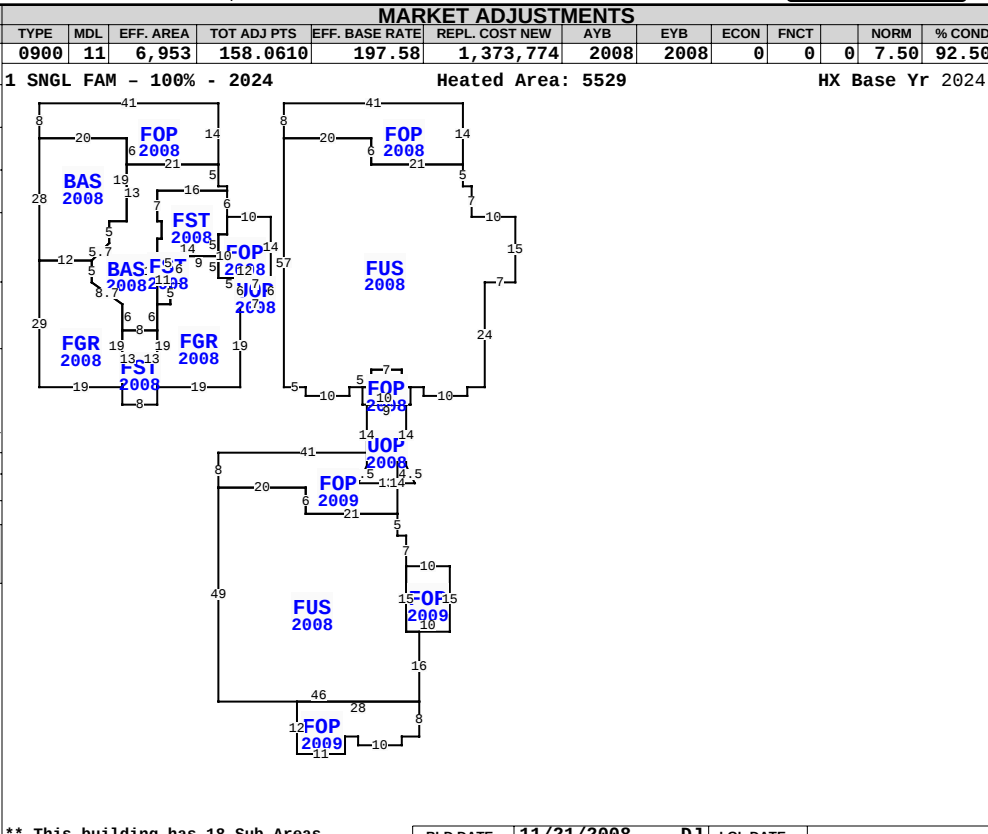
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	469	100	469	85,715
BAS	516	100	516	94,305
FGR	499	55	274	50,077
FGR	500	55	275	50,260
FOP	72	30	22	4,021
FOP	160	30	48	8,773
FOP	454	30	136	24,856
FOP	454	30	136	24,856
FOP	150	30	45	8,224
FOP	288	30	86	15,718
TOTALS	9,179		6,953	1,270,741

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	2008	2008	3	92	3,680	
2	0855	CONC PAVER	0 100	38	3	114.00	SF	10.00	10.00	100	2008	2008	3	89	1,015	
3	0855	CONC PAVER	0 100	33	3	99.00	SF	10.00	10.00	100	2008	2008	3	89	881	
4	0855	CONC PAVER	0 100	0	0	3,403.00	SF	10.00	10.00	100	2008	2008	3	89	30,287	
5	1076	TRELLIS A	0 100	14	2	28.00	SF	7.50	7.50	100	2008	2008	3	52	109	
6	1076	TRELLIS A	0 100	14	2	28.00	SF	7.50	7.50	100	2008	2008	3	52	109	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000120	C

REVIEW DATE	05/12/2019	BY	KBA
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** This building has 18 Sub-Areas
8182 RESIDENCE CT, FERNANDINA BEACH

BLD DATE	11/21/2008	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF															36,081
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000120	C	SFR OCN FT	100		PUD	0.00	0.00	2.00	LT		1.00	1.00	1.00	1,250,000.00

Total Acres:	0.00	Total Land Value:	2,500,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		1,270,741	
TOTAL MARKET OB/XF VALUE		36,081	
TOTAL LAND VALUE - MARKET		2,500,000	
TOTAL MARKET VALUE		3,806,822	
SOH/AGL Deduction		500,000	
ASSESSED VALUE		3,306,822	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		3,256,822	
TOTAL JUST VALUE		3,806,822	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		3,650,223	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12771	MECH OTHER	0	03/01/2007
E18166	ELEC OTHER	2,000	10/01/2006
C18562	CO ISSUED	726,000	09/01/2006
B18562	NEW CONSTR	726,000	09/01/2006
P11579	OTHER	0	09/01/2006
R09745	REPAIR/RRF	10,630	09/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2628/0261	3/30/2023	WD	Q	I	01	4,650,000			
GRANTOR: JORDAN LEE T LIVING T									
GRANTEE: CATES CHRISTOPHER U									
2608/0780	11/29/2022	SW	U	I	11	100			
GRANTOR: JORDAN LEE T SURVING									
GRANTEE: JORDAN LEE T LIVING									

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2008] W41S8 BAS=[YR=2008] S28 FGR=[YR=2008] S29E19 FST=[YR=2008] S4E8N4 FGR=[YR=2008] E19 N19 UOP=[YR=2008] E7N6 FOP=[YR=2008] N14W10 FST=[YR=2008] N6 BAS=[YR=2008] N1W2N5W21S13W4S5 D4 L4 S5 D5 R7 S6E8N6FST=[YR=2008] E3N5E2N6 W5S11\$ N15E1N4W1N7E16\$ W16S7E1 S4W1S4E14N5E2N4S4W2S10E12\$ W7 S6\$ N6W5N5W9S6W2S5W3S19\$ N13W8 S13\$ N19 U5 L7 N5W12\$ E12 U4 R4 N5E4N19W20\$ E20S6E21N14\$ PTR= E15 FOP=[YR=2008] E41S14 FUS=[YR=2008] S5 E2S7E10S15W7S24W4S2W10N2W3 FOP=[YR=2008] S4W1UOP=[YR=2008] S14 D4 R2 W13 U4 R2 N14E9\$W10N4E2N4E7S4E2 \$W2N4W7S4W5S2W10N2W5N57E20S6 E21\$W21N6W20N8\$ W15\$ PTR=S80 FOP=[YR=2009] E41 S14 FUS=[YR=2008] S5E2S7 FOP=[YR=2009] E10S15W10N15\$ S15E3S16 FOP=[YR=2009] S8W4S2W10N2W3S4W11N12									