LOT 12 IN OR 334/161
L/E IN OR 771/1448
THOMAS MANOR PB 3/57

ARMSTRONG LINDA A
2024 BRIDAL RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0860-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

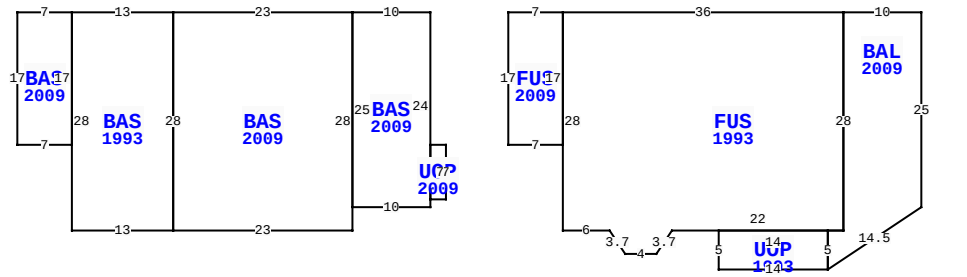
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	08	SHT VINYL 40
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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
BAL	292	15	44	3,773
BAS	364	100	364	31,217
BAS	119	100	119	10,205
BAS	250	100	250	21,441
BAS	644	100	644	55,231
FUS	1,026	100	1,026	87,992
FUS	119	100	119	10,205
UOP	70	20	14	1,201
UOP	14	20	3	258
TOTALS	2,898		2,583	221,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,583	104.7900	99.55	257,138	1981	1995	0	0	0	13.85	86.15

1 SINGLE FAM – 100% - 2024 Heated Area: 2522 HX Base Yr 2024



2024 BRIDAL RD, FERNANDINA BEACH

BLD DATE	04/08/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		221,524
TOTAL MARKET OB/XF VALUE		7,510
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		329,034
SOH/AGL Deduction		0
ASSESSED VALUE		329,034
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		224,034
TOTAL JUST VALUE		329,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805536	REMODEL	10,920	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0771/1448	9/23/1996	WD	U	I	18	53,000
GRANTOR: THOMAS JAMES M & ANN						
GRANTEE: THOMAS JAMES M & AN						
0334/0161	4/01/1981	WD	U	V		1,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W10 BAS=[YR=2009] W23 BAS=[YR=1993] W13 BAS=[YR=2009] W7 S17 E7 N17$ S28 E13N28$ S28 E23 N28$ S25E10N1 UOP=[YR=2009] E2N7W2S7$ N24 $ PTR= E10 FUS=[YR=2009] E7 FUS=[YR=1993] E36 BAL=[YR=2009] E10 S25 D8 L12 UOP=[YR=1993] W14 N5 E14 S5$ N5 E2 N28$ S28 W22 D3 L2 W4 U3 L2 W6 N28$ S17 W7 N17$ W10$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
2	0812	CONCRETE C	0	100	0	0	1,171.00	SF	4.00	4.00	100	1985	1985	3	47	2,201	
3	0810	CONCRETE A	0	100	0	0	118.00	SF	6.50	6.50	100	1985	1985	3	47	360	
4	0510	GARAGE WD-	0	100	28	22	616.00	SF	26.25	26.25	100	1985	1985	3	20	3,234	

LAND DESCRIPTION

TOTAL OB/XF 7,510

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	100	0006	RSF-	2100.00	109.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000							

REVIEW DATE 05/11/2020 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS