BLOCK D LOT 3 & E1/2 OF LOT 4
ALTA VISTA #1 PB 2/9

SECERO JOANN LIVING TRUST/SECERO JOANN TRUSTEE
2006 ASH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-100A-000D-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

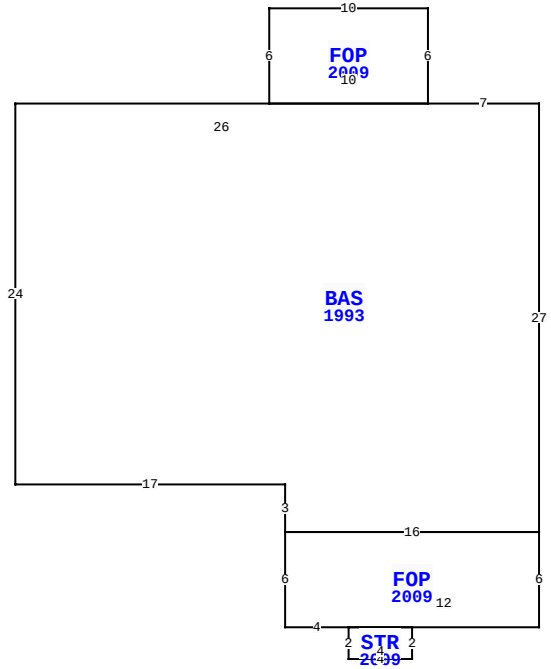
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	89,929
FOP	60	30	18	1,927
FOP	96	30	29	3,105
STR	8	10	1	107
TOTALS	1,004		888	95,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	888	127.3320	120.97	107,421	1952	2000	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 2023 Heated Area: 840 HX Base Yr 2023



2006 ASH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		95,068
TOTAL MARKET OB/XF VALUE		5,462
TOTAL LAND VALUE - MARKET		241,500
TOTAL MARKET VALUE		342,030
SOH/AGL Deduction		29,434
ASSESSED VALUE		312,596
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		262,596
TOTAL JUST VALUE		342,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060107	REPAIR/RRF	4,800	01/17/2006
20051333	CHNGE SRVC	2,000	03/01/2005
20062333	CHNGE SRVC	2,000	03/01/2005
8131	REPAIR/RRF	1,100	02/04/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/0245	12/20/2022	QC	U	I	11	100
GRANTOR: HARANG LLC						
GRANTEE: SECERO JOANN LIVING						
2265/0034	3/11/2019	QC	U	I	11	100
GRANTOR: BARRY RICHARD G						
GRANTEE: HARANG LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 FOP=[YR=2009] N6 W10 S6 E10 $ W26 S24 E17 S3 FOP=[YR=2009] S6E4 STR=[YR=2009] S2E4N2W4$E12 N6 W16$E16 N27$.

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	1952	1952	3	20	700	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2000	2000	3	28	3,920	
3	0752	USP	0	100	12	11	108.00	SF	15.00	15.00	100	2008	2008	3	52	842	

LAND DESCRIPTION

TOTAL OB/XF 5,462

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	R-1	75.00	148.00	75.00	FF	1	1.15	1.00	1.15	2,800.00	3,220.00	241,500							

REVIEW DATE 07/13/2020 BY DJA Total Acres: 0.00 Total Land Value: 241,500 Market: 0 Agricultural: 0 Common: 241,500 PRINTED 08/06/2024 BY SYS