BLOCK 8 LOT 1
IN OR 1328/191
AMELIA PARK PHASE 1 UNIT 2

RUARK MARY
1877 FLOYD ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

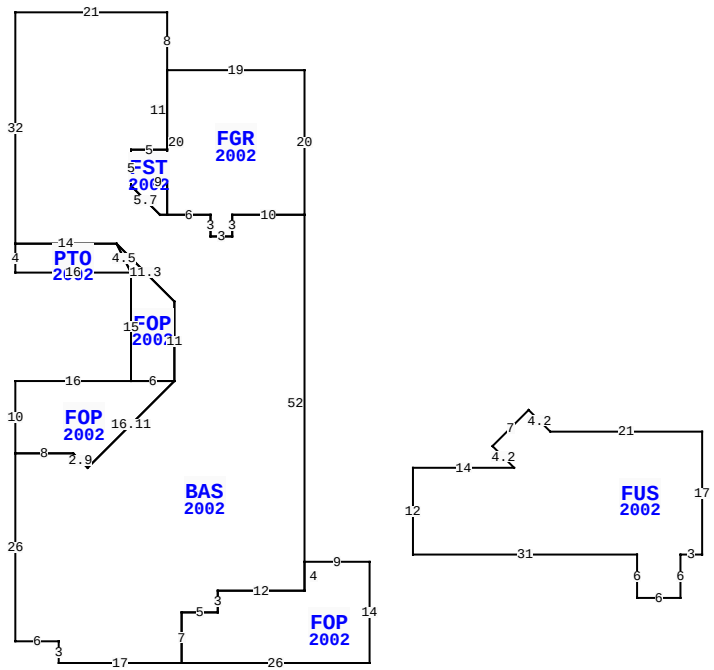
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,289	100	2,289	437,792
FGR	389	55	214	40,929
FOP	86	30	26	4,973
FOP	174	30	52	9,946
FOP	281	30	84	16,066
FST	37	55	20	3,825
FUS	664	100	664	126,996
PTO	60	5	3	574
TOTALS	3,980		3,352	641,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,352	141.6710	212.51	712,334	2002	2002	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2006 Heated Area: 2953 HX Base Yr 2006



1877 FLOYD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		641,101
TOTAL MARKET OB/XF VALUE		19,253
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		900,354
SOH/AGL Deduction		429,629
ASSESSED VALUE		470,725
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		415,725
TOTAL JUST VALUE		900,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		774,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122303	H/AC	3,000	11/13/2012
20012726	H/AC NC	10,000	01/02/2002
20012586	ELEC/POOL	1,000	12/03/2001
20012549	SWIM POOL	16,000	11/28/2001
20012435	PLUMBING NC	8,000	11/06/2001
20012281	NC ELECTRIC	3,000	10/18/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1328/0191	6/23/2005	WD	Q	I		488,500
GRANTOR: ELMORE GEORGE C						
GRANTEE: RUARK MEREDITH & MA						
1002/1304	8/13/2001	WD	Q	V		59,900
GRANTOR: LENDRY BRYAN J						
GRANTEE: ELMORE GEORGE C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2002] W19 BAS=[YR=2002] N8 W21 S32 PTO=[YR=2002] S4 E16FOP=[YR=2002] S15 FOP=[YR=2002] W16S10E8 D2 R2 U12 R12 W6$E6N11 U8 L8 D4 R2 $ U4 L2 W14 $ E14 R8 D8 S11 D12 L12 L2 U2 W8 S26 E6 S3 E17 FOP=[YR=2002] E26 N14 W9 S4 W12 S3 W5 S7 $ N7 E5 N3 E12 N52 W10 S3 W3 N3 W6 FST=[YR=2002] N9W5S5 D4 R4 E1$W1 U4 L4 N5E5N11$S20E6S3E3N3E10N20$ PTR= E15S55 FUS=[YR=2002] E14 U3 L3 U5 R5 R3 D3 E21 S17 W3 S6 W6 N6 W31N12 $N55 W15 $.

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	2002	2002	3	86	3,010	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	200	
3	0861	POOL GUNIT	0	100	20	12	240.00	SF	85.00	85.00	100	2002	2002	3	29	5,916	
4	0855	CONC PAVER	0	100	0	0	278.00	SF	15.00	15.00	100	2002	2002	3	82	3,419	
5	0910	SCRN RM L	0	100	20	24	480.00	SF	15.00	15.00	100	2002	2002	3	20	1,440	
6	0810	CONCRETE A	0	100	5	6	30.00	SF	6.50	6.50	100	2002	2002	3	82	160	
7	0810	CONCRETE A	0	100	29	19	551.00	SF	6.50	6.50	100	2002	2002	3	82	2,937	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2002	2002	3	58	348	
9	0476	VF 6 SBPL	0	100	0	0	93.00	LF	32.00	32.00	100	2002	2002	3	58	1,726	
10	0475	VF 4 SBPL	0	100	0	0	12.00	LF	14.00	14.00	100	2002	2002	3	58	97	

TOTAL OB/XF 19,253

LAND DESCRIPTION

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		R-2	0.00	0.00	60.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	240,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 08/06/2024 BY SYS