

NORDSTROM JAN A & DEBORAH T
PO BOX 15082
FERNANDINA BEACH, FL 32035-3102

00-00-31-102P-0008-0060

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 80

Exterior Wall23REINF CONC 20

RooF Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 70

Interior Floor15HARDTILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms1100

Bathrooms2100

Frame Stories Units02WOOD FRAME 100
1.100
0100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1031.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,140

100

1,140

238,567

BAS

112

100

112

23,438

FDG

304

60

182

38,087

FSP

128

40

51

10,673

TOTALS1,6841,485310,765

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200220023863,010

20810CONCRETE A0100503150.00SF6.506.5010020022002382800

30810CONCRETE A010000297.00SF6.506.50100200220023821,583

41242WD DECK A01006530.00SF10.0010.001002002200232060

51243WD DECK F01002612.00SF8.008.001002002200232019

61242WD DECK A010071284.00SF10.0010.0010020032003321176

70476VF 6 SBPL01000074.00LF32.0032.00100200320033611,444

80470VNYL GATE0100001.00UT300.00300.0010020032003361183

90825BRICK010035270.00SF12.5012.5010020042004396840

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTUNITYPED TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHATOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100R-20.000.0040.00FF1.001.001.004,000.004,000.00160,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 160,000Market: 0Agricultural: 0Common: 160,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0500111,485

155.1889

232.78

345,678

2002

2002

0

0

10.10

89.90

TOT ADJ PTSTOT EFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

1 SFR CUST - 100% - 2002Heated Area: 1252HX Base Yr 2002

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/21/2024MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE310,765

TOTAL MARKET OB/XF VALUE8,115

TOTAL LAND VALUE - MARKET160,000

TOTAL MARKET VALUE478,880

SOH/AGL Deduction247,199

ASSESSED VALUE231,681

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE181,681

TOTAL JUST VALUE478,880

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE385,403

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU

V I

RSN CD

SALE PRICE

1087/1557

10/16/2002

WD Q

I

173,900

GRANTOR: MEADOWFIELD OF JACKSO

GRANTEE: NORDSTROM JAN & DEB

1024/0066

12/10/2001

WD U

V

19

240,000

GRANTOR: AMELIA PARK DEVELOPME

GRANTEE: MEADOWFIELD OF JACK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W18 N6 W12 S19 W2 S9 E2 S13 FSP=[YR=2002] S8 E16 BAS=[YR=2017] E14 N8 W14 S8\$ N8 W16\$ E30 N35 \$ PTR= E15 FDG=[YR=2002] E12 S1 E4 S10 W4 S11 W12 N22 \$ W15 \$.