

BLOCK I LOT S 91 FT OF 4
IN OR 2416/495
ATLANTIC HIGHLANDS SUB

MORAN CHRISTOPHER E
101 N 18TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000I-0042



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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
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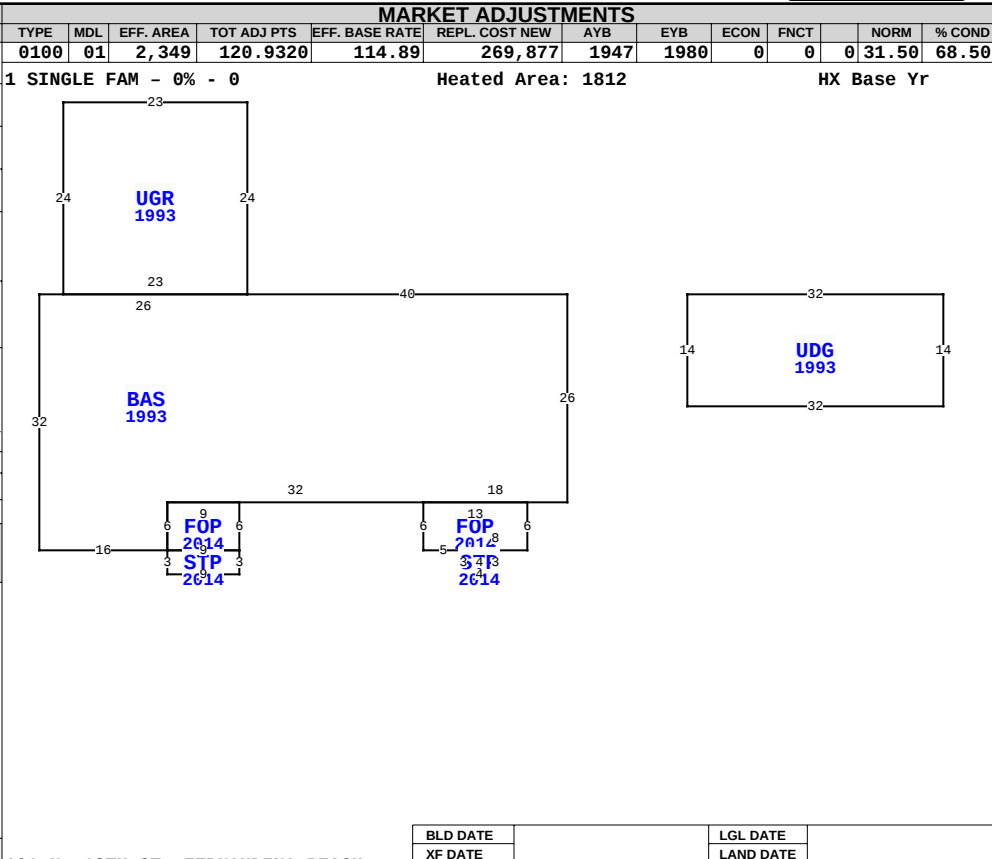
NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	1,812	142,604
FOP	54	30	16	1,259
FOP	78	30	23	1,810
STP	12	10	1	79
STP	27	10	3	236
UDG	448	55	246	19,360
UGR	552	45	248	19,518

TOTALS	2,983		2,349	184,866
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	42	2		84.00	SF 6.50	100	1970
2	0810	CONCRETE A	0	0	0	0		1,014.00	SF 6.50	100	1983
3	0810	CONCRETE A	0	0	72	24		1,728.00	SF 6.50	100	1986
4	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	100	1947
5	0810	CONCRETE A	0	0	38	3		114.00	SF 6.50	100	1947

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	R-1	91.00	137.00	1.00	LT	



TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 2											
VALUATION BY											
STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE											
184,866											
TOTAL MARKET OB/XF VALUE											
9,225											
TOTAL LAND VALUE - MARKET											
233,750											
TOTAL MARKET VALUE											
427,841											
SOH/AGL Deduction											
20,212											
ASSESSED VALUE											
407,629											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
407,629											
TOTAL JUST VALUE											
427,841											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
420,354											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140208	REPAIR/RRF	22,000	01/31/2014
984099	REPAIR/RRF	1,400	08/17/1998
7649	REPAIR/RRF	900	04/15/1993
6224	REMODEL	5,000	10/23/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2416/0495	11/18/2020	WD	Q	I	01	400,000	
GRANTOR: BREWER BYRON L & JUDY							
GRANTEE: MORAN CHRISTOPHER E							
2116/1385	4/24/2017	QC	U	I	11	100	
GRANTOR: HARPER ELOIS							
GRANTEE: BREWER BYRON LARRY							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W40 UGR=[YR=1993] N24 W23 S24 E23 \$ W26 S32 E16											
STP=[YR=2014] S3 E9 N3 FOP=[YR=2014] N6 W9 S6 E9\$ W9\$ N6 E32											
FOP=[YR=2014] S6 E5 STP=[YR=2014] S3 E4 N3 W4\$ E8 N6 W13 \$											
E18 N26 \$ PTR= E15 UDG=[YR=1993] E32 S14W32 N14 \$ W15 \$.											