

BLOCK 0 LOT W 100 FT OF 2
IN OR 284/107 & OR 329/165
OR 613 PG 289

ALLEN ALEXANDRA
PO BOX 58
FERNANDINA BEACH, FL 32035-0058

2024

00-00-31-1060-0000-0022



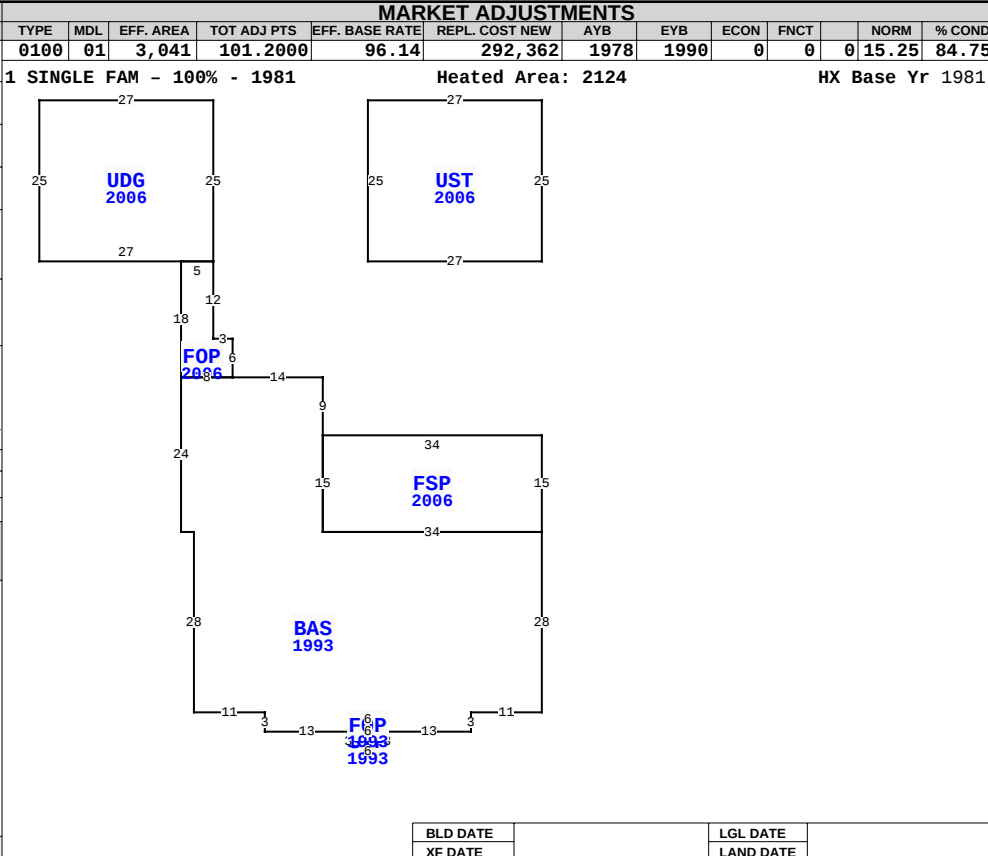
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,124	100	2,124	173,060
FOP	12	30	4	326
FOP	108	30	32	2,607
FSP	510	40	204	16,622
STP	18	10	2	163
UDG	675	55	371	30,229
UST	675	45	304	24,770
TOTALS	4,122		3,041	247,777

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	109	9	981.00	SF	6.50	6.50
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0810	CONCRETE A	0 100	48	4	192.00	SF	6.50	6.50
4	0810	CONCRETE A	0 100	38	21	798.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	100.00	137.00	1.00



1628 CALHOUN ST, FERNANDINA BEACH

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,041	101.2000	96.14	292,362	1978	1990	0	0
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					247,777				
TOTAL MARKET OB/XF VALUE					8,194				
TOTAL LAND VALUE - MARKET					275,000				
TOTAL MARKET VALUE					530,971				
SOH/AGL Deduction					326,054				
ASSESSED VALUE					204,917				
TOTAL EXEMPTION VALUE					HX HB WX 55,000				
BASE TAXABLE VALUE					149,917				
TOTAL JUST VALUE					530,971				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					469,467				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122179	REROOF W/30YR ARC	6,000	10/22/2012
20060206	ELEC OTHER	2,000	01/25/2006
20053002	OTHER	1,000	11/14/2005
20052978	ADDITION	78,000	11/08/2005
7235	REPAIR/RRF	3,810	07/31/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0613/0289	11/30/1990	WD	U	I	01	100	
GRANTOR: ALLEN JOHN & A G							
GRANTEE: ALLEN JOHN & A G							
0329/0165	1/01/1981	WD	U	I		8,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=2006] W34 BAS=[YR=1993] N9 W14 FOP=[YR=2006] N6 W3 N12 UDG=[YR=2006] N25 W27 S25 E27\$ W5 S18 E8\$ W8 S24 E2 S28 E11 S3 E13 STP=[YR=1993] S3 E6 N3 W6\$ FOP=[YR=1993] E6 N2 W6 S2\$ N2 E6 S2 E13 N3 E11 N28 W34 N15\$ S15 E34 N15\$ PTR=W27N52 UST=[YR=2006] E27 S25 W27 N25\$ S52 E27\$.									

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