

LABADIE SUSAN & STEVEN
1612 CALHOUN STREET
FERNANDINA BEACH, FL 32034

00-00-31-1060-0000-0032

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 80
21STONE 20
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
14CARPET 80
08SHT VINYL 20
03CENTRAL 100
04AIR DUCTED 100
3 100
2 100
02WOOD FRAME 100
1. 1. 100
0 100
02DIST FB 100
00NONE 100

03Quality Level 03
0100SINGLE FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1007.00
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE
BAS1,6331001,633138,928
FGR4835526622,630
FOP332301008,508
UOP40208680

TOTALS2,4882,007170,746

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEBYECONFNCTNORM% COND
0100012,007106.2320100.92202,546197819900015.7084.30
1 SINGLE FAM - 0% - 2024Heated Area: 1633HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARD
Tax Group: 2Tax Dist:
BUILDING MARKET VALUE170,746
TOTAL MARKET OB/XF VALUE24,665
TOTAL LAND VALUE - MARKET275,000
TOTAL MARKET VALUE470,411
SOH/AGL Deduction0
ASSESSED VALUE470,411
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE470,411
TOTAL JUST VALUE470,411
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE413,025

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE
2646/9226/05/2023WDQI02556,500
GRANTOR:HUFMAN LESLEY PRICE E
GRANTEE:LABADIE SUSAN & STE
2644/6125/30/2023FJU I110
GRANTOR:PRICE JOHN ALVA EST
GRANTEE:HUFMAN LESLEY PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N2 W16 FOP=[YR=2013] N14 W21 S16 E19 N2 E2\$
W2 S2 W27 S31 FGR=[YR=1993] S21 E23 N21 UOP=[YR=1993] E8 N5
W8 S5\$ W23\$ E23 N5 E34 N26\$.

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV
1000100CSFR00006R-1100.00137.001.00LT1.001.001.00275,000.00275,000.00275,000

EXTRA FEATURES

1612 CALHOUN ST, FERNANDINA BEACH
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
ORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES
10500FP-PRE FAB00001.00UT3,500.003,500.00100197819783421,470
20858SCULP CONC00001,516.00SF13.0013.001002007200739719,117
30940SHEDS/PORT001612192.00SF53.1053.10100200920093404,078

TOTAL OB/XF

24,665

REVIEW DATE05/12/2019BYKBA
Total Acres: 0.00
Total Land Value: 275,000
Market: 0
Agricultural: 0
Common: 275,000
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