BLOCK R LOT 2 (EX E34 FT) &
E2/3 OF E95 FT OF LOT 3 (S-1)
IN OR 1282/1261

SMITH MARVIN/
1626 DADE STREET
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1060-000R-0022**

## BUILDING CHARACTERISTICS

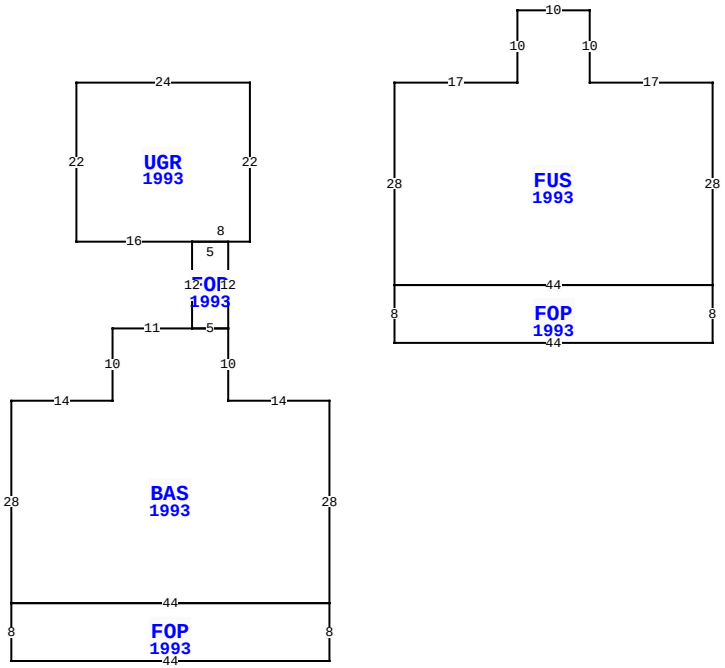
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 1,392 | 100 | 1,392 | 147,712 |
| FOP | 60 | 30 | 18 | 1,910 |
| FOP | 352 | 30 | 106 | 11,248 |
| FOP | 352 | 30 | 106 | 11,248 |
| FUS | 1,332 | 100 | 1,332 | 141,346 |
| UGR | 528 | 45 | 238 | 25,255 |
| TOTALS | 4,016 | | 3,192 | 338,719 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,192 | 100.4640 | 125.58 | 400,851 | 1990 | 1990 | 0 | 0 | 0 | 15.50 | 84.50 |

1 SNGL FAM – 100% - 2005 Heated Area: 2724 HX Base Yr 2005




1626 DADE ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 338,719 |
| TOTAL MARKET OB/XF VALUE | | 16,175 |
| TOTAL LAND VALUE - MARKET | | 387,500 |
| TOTAL MARKET VALUE | | 742,394 |
| SOH/AGL Deduction | | 493,812 |
| ASSESSED VALUE | | 248,582 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 198,582 |
| TOTAL JUST VALUE | | 742,394 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 676,904 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20060272 | XFOB | 2,200 | 02/06/2006 |
| 5674 | NEW CONSTR | 126,000 | 11/01/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 9999/9999 | 12/21/2004 | CN | U | I | 06 | 100,000 |
| GRANTOR: SMITH ANNE H | | | | | | |
| GRANTEE: SMITH MARVIN | | | | | | |
| 0829/1462 | 4/15/1998 | QC | U | I | 09 | 100 |
| GRANTOR: SMITH HENRY H | | | | | | |
| GRANTEE: SMITH ANNE H | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UGR=[YR=1993] W24 S22 E16 FOP=[YR=1993] S12 BAS=[YR=1993] W11 S10 W14 S28 FOP=[YR=1993] S8 E44 N8 W44 $ E44 N28 W14 N10 W5 $ E5 N12 W5 $ E8 N22 $ PTR= E20 FUS=[YR=1993] E17 N10 E10 S10 E17 S28 FOP=[YR=1993] S8 W44 N8 E44 $ W44 N28 $ W20 $ .

## 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 | 1990 | 1990 | 3 | 68 | 2,380 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 1,634.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 59.5 | 6,319 | |
| 3 | 0858 | SCULP CONC | 0 | 100 | 0 | 0 | 216.00 | SF | 13.00 | 13.00 | 100 | 1993 | 1993 | 3 | 89 | 2,499 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 15 | 12 | 180.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 360 | |
| 5 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,649.00 | SF | 4.00 | 4.00 | 100 | 1995 | 1995 | 3 | 70 | 4,617 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,175

| 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 | 0006 | R-1 | 100.00 | 137.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 275,000.00 | 275,000.00 | 275,000 | | | | | | | |
| 2 | 000100 | C | SFR | 100 | 0006 | R-1 | 63.00 | 137.00 | 1.00 | LT | | 1.00 | 1.00 | 0.50 | 225,000.00 | 112,500.00 | 112,500 | | | | | | | |

REVIEW DATE 05/10/2019 BY DJA Total Acres: 0.00 Total Land Value: 387,500 Market: 0 Agricultural: 0 Common: 387,500 PRINTED 08/06/2024 BY SYS