BLOCK R W39 FT OF 3 &
E46 FT OF 4 &
W1/3 OF E95 FT OF LOT 3

HARDEE DAVID & KATHLEEN JOINT REV LIVING TRUST/HAR
1612 DADE STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000R-0032

BUILDING CHARACTERISTICS

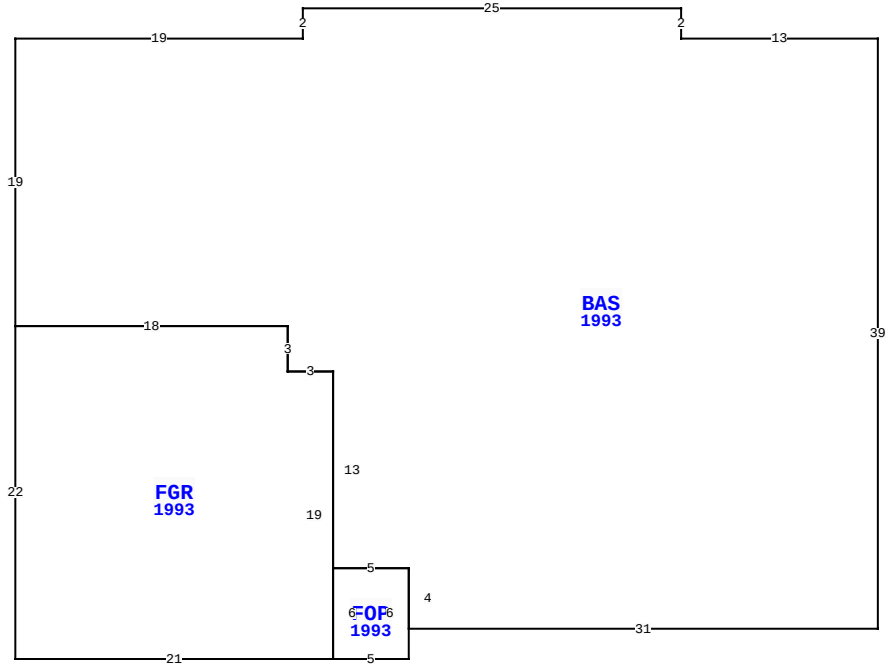
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	1,842	151,737
FGR	453	55	249	20,512
FOP	30	30	9	742
TOTALS	2,325		2,100	172,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,100	108.3880	102.97	216,237	1983	1983	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 1990 Heated Area: 1842 HX Base Yr 1990



1612 DADE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		172,990
TOTAL MARKET OB/XF VALUE		5,352
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		453,342
SOH/AGL Deduction		297,963
ASSESSED VALUE		155,379
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,379
TOTAL JUST VALUE		453,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060954	REPAIR/RRF	6,000	05/03/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2544/1192	3/02/2022	WD	U	I	11	100
GRANTOR: HARDEE DAVID BAKER &						
GRANTEE: HARDEE DAIVD & KATH						
2463/0467	4/05/2021	WD	U	I	11	100
GRANTOR: HARDEE DAVID BAKER &						
GRANTEE: HARDEE DAVID & KATH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N2 W25 S2 W19 S19 FGR=[YR=1993] S22 E21 FOP=[YR=1993] E5 N6 W5 S6$ N19 W3 N3 W18$ E18 S3 E3 S13 E5 S4 E31 N39$.

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	0810	CONCRETE A	0	100	0	0	528.00	SF	6.50	6.50	100	1983	1983	3	41	1,407	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	
3	1242	WD DECK A	0	100	0	0	446.00	SF	10.00	10.00	100	1983	1983	3	20	892	
4	1242	WD DECK A	0	100	0	0	275.00	SF	10.00	10.00	100	1984	1984	3	20	550	
5	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	100	1995	1995	3	20	613	

LAND DESCRIPTION

TOTAL OB/XF 5,352

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	117.00	127.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS