BLOCK R E 32 FT OF LOT 8 &
W 62 ' OF LOT 9
IN OR 626 PG 324

PATTON JULIE ANN STAGGS LEWIS
1601 CALHOUN ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000R-0081

BUILDING CHARACTERISTICS

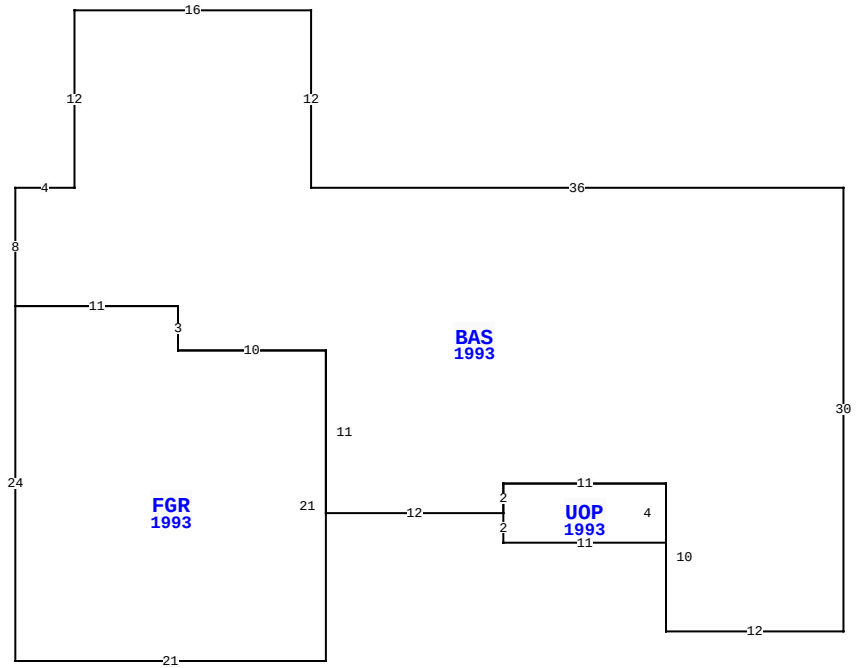
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,234	100	1,234	108,124
FGR	474	55	261	22,869
UOP	44	20	9	789
TOTALS	1,752		1,504	131,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,504	115.7700	109.98	165,410	1977	1980	0	0	0	20.33	79.67

1 SINGLE FAM – 100% - 1991 Heated Area: 1234 HX Base Yr 1991



1601 CALHOUN 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		131,782
TOTAL MARKET OB/XF VALUE		3,032
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		409,814
SOH/AGL Deduction		300,733
ASSESSED VALUE		109,081
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		59,081
TOTAL JUST VALUE		409,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041206	REPAIR/RRF	2,000	06/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0626/0324	5/15/1991	QC	U	I	10	100
GRANTOR: LEWIS MARK & JULIE						
GRANTEE: LEWIS JULIE ANN S						
0580/0019	9/27/1989	WD	Q	I		65,000
GRANTOR: TOTZKE JANET M						
GRANTEE: LEWIS MARK R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 N12 W16 S12 W4 S8 FGR=[YR=1993] S24 E21 N21 W10 N3 W11 $ E11 S3 E10 S11 E12 UOP=[YR=1993] S2 E11 N4 W11 S2 $ N2 E11 S10 E12 N30$.

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	33	11	363.00	SF	6.50	6.50	100	1977	1977	3	28	661	
2	0810	CONCRETE A	0	100	10	20	200.00	SF	6.50	6.50	100	1977	1977	3	28	364	
3	0825	BRICK	0	100	30	3	90.00	SF	12.50	12.50	100	1977	1977	3	69	776	
4	0801	ASPHALT A	0	100	30	12	360.00	SF	3.00	3.00	100	1980	1980	3	50	540	
5	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	2005	2005	3	24	691	

LAND DESCRIPTION

TOTAL OB/XF 3,032

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							

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