

BLOCK R E66 FT OF LOT 9 &
W39 FT OF LOT 10
IN OR 2626/780

ROSS TRICIA CLAIRE
1609 CALHOUN STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000R-0091



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06
Exterior Wall	20
Roof Structure	03
Roof Cover	03
Interior Wall	05
Interior Floor	11
Interior Floor	14
Air Condition	03
Heating Type	04
Bedrooms	4
Bathrooms	2
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	02
Occupancy	00

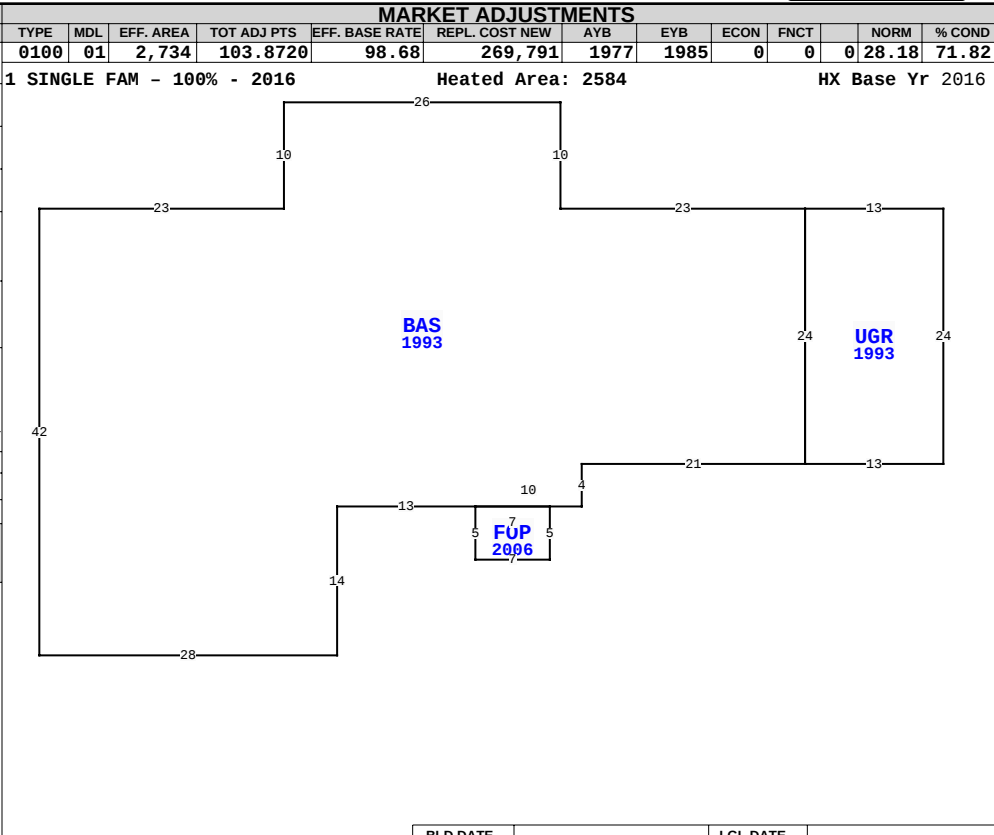
Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,584	100	2,584	183,133
FOP	35	30	10	709
UGR	312	45	140	9,922

TOTALS	2,931		2,734	193,764
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,158.00	SF	6.50
2	0801	ASPHALT A	0	100	18	12	216.00	SF	3.00
3	0940	SHEDS/PORT	0	100	6	10	60.00	SF	30.00
4	1242	WD DECK A	0	100	0	0	424.00	SF	4.00
5	0910	SCRN RM L	0	100	18	17	306.00	SF	15.00
6	0810	CONCRETE A	0	100	0	0	128.00	SF	6.50
7	0810	CONCRETE A	0	100	3	34	102.00	SF	6.50
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

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



1609 CALHOUN ST, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
6,259									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			193,764
TOTAL MARKET OB/XF VALUE			6,259
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			475,023
SOH/AGL Deduction			263,247
ASSESSED VALUE			211,776
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			161,776
TOTAL JUST VALUE			475,023
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			417,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061540	FRONT EXT. LIGHTS	350	06/30/2006
20060896	POWER FOR CONDEN.	500	04/26/2006
20060792	FRONT PORCH ADDIT	6,140	04/17/2006
20060725	H/AC	3,000	04/07/2006
20021641	REPAIR H/AC	0	09/20/2002
10444	REMODEL	5,000	04/18/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2626/0780	3/13/2023	WD U	I	11	
GRANTOR: HACKNEY MARCIA K					
GRANTEE: ROSS TRICIA CLAIRE					
1972/1942	4/03/2015	DG U	I	11	
GRANTOR: HACKNEY MARCIA K					
GRANTEE: HACKNEY MARCIA K &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
UGR=[YR=1993] W13 BAS=[YR=1993] W23 N10 W26 S10 W23 S42 E28 N14 E13 FOP=[YR=2006] S5E7N5W7\$E10 N4E21N24\$ S24 E13N24\$.					