BLOCK R LOT 11
ATLANTIC HIGHLANDS SUB
DB 39/297

MORGAN GAIL W L/E/
1627 CALHOUN STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000R-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

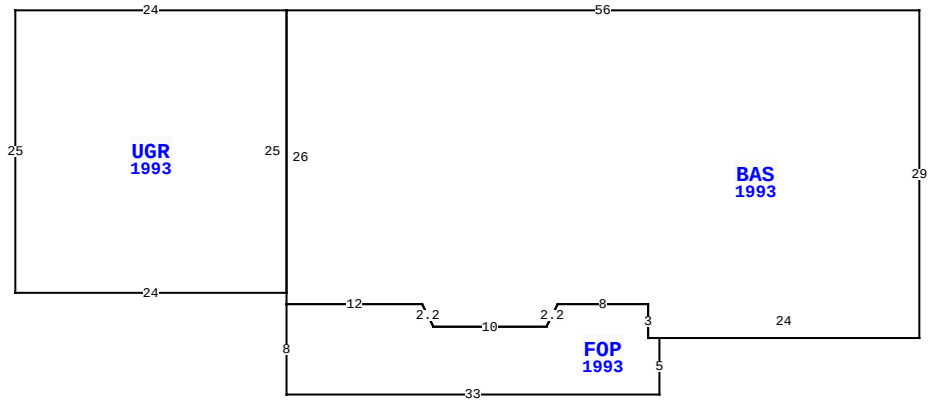
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 80
Exterior Wall	12	CEDAR 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,550	100	1,550	137,369
FOP	239	30	72	6,381
UGR	600	45	270	23,929
TOTALS	2,389		1,892	167,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,892	116.0320	110.23	208,555	1987	1995	0	0	0	19.60	80.40

1 SINGLE FAM – 100% - 1988 Heated Area: 1550 HX Base Yr 1988



1627 CALHOUN ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		167,678
TOTAL MARKET OB/XF VALUE		11,817
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		454,495
SOH/AGL Deduction		290,271
ASSESSED VALUE		164,224
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		109,224
TOTAL JUST VALUE		454,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110496	OTHER	150	04/06/2011
20091232	REPAIR/RRF	10,250	09/15/2009
20072088	REMODEL	3,000	11/14/2007
3522	NEW CONSTR	50,000	12/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2250/1072	1/18/2019	QC	U	I	11	100
GRANTOR: MORGAN GAIL W GEIGER						
GRANTEE: GAIL W MORGAN FAMIL						
0451/0551	4/01/1985	WD	U	V		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 UGR=[YR=1993] W24 S25 E24 N25 $ S26
FOP=[YR=1993] S8 E33 N5 W1 N3 W8 D2 L1 W10 L1 U2 W12 $ E12
D2 R1 E10 R1 U2 E8S3E24N29 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
2	0810	CONCRETE A	0	100	0	0	2,635.00	SF	6.50	6.50	100	1987	1987	3	52	8,906	
3	1241	WD DECK G	0	100	22	12	300.00	UT	11.50	11.50	100	1987	1987	3	20	690	
4	1076	TRELLIS A	0	100	15	9	135.00	SF	7.50	7.50	100	2005	2005	3	40	405	
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2005	2005	3	24	576	

LAND DESCRIPTION

TOTAL OB/XF 11,817

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	134.00	137.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 07/13/2020 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS