LOT 2
6 ON ELM OR 2345/834

ALBERTA SHAMIKA
1265 ELM STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1185-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

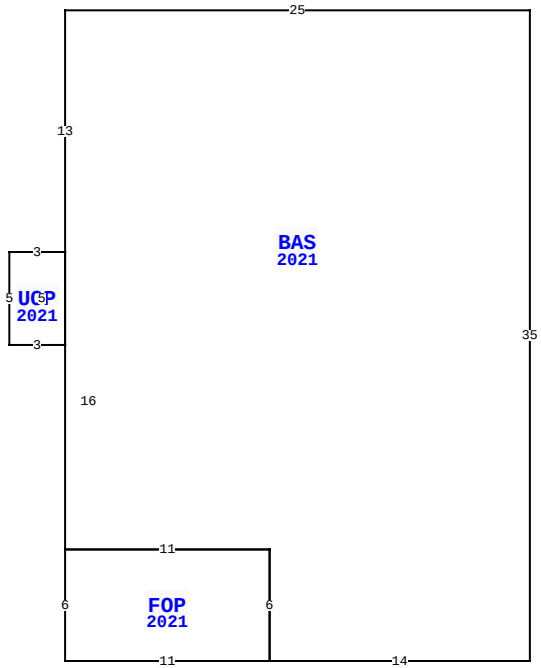
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	809	100	809	146,888
FOP	66	30	20	3,632
UOP	15	20	3	544
TOTALS	890		832	151,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	832	145.9810	182.48	151,823	2021	2021	0	0	0	0.50	99.50

1 DUPLEX – 0% - 0 Heated Area: 809 HX Base Yr



1265 ELM ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	151,064
TOTAL MARKET OB/XF VALUE	2,064
TOTAL LAND VALUE - MARKET	75,881
TOTAL MARKET VALUE	229,009
SOH/AGL Deduction	17,840
ASSESSED VALUE	211,169
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211,169
TOTAL JUST VALUE	229,009
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200450	CO ISSUED	0	09/27/2021
20200450	NEW CONSTR	113,032	10/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/0805	12/23/2021	WD	U	I	17	195,900
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: ALBERTA SHAMIKA						
2373/1265	6/26/2020	QC	U	V	11	100
GRANTOR: COTNER JOHN M						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W25 S13 UOP=[YR=2021] W3 S5 E3 N5 $ S16
FOP=[YR=2021] S6 E11 N6 W11 $ E11 S6 E14 N35 $.

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	0811	CONCRETE B	0	0	0	0	401.00	SF	5.20	5.20	100	2021	2021	3	99	2,064	

LAND DESCRIPTION

TOTAL OB/XF 2,064

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	0		R-2	0.00	0.00	58.37	FF		1.00	1.00	1.00	1,300.00	1,300.00	75,881							

REVIEW DATE 09/30/2021 BY RK Total Acres: 0.00 Total Land Value: 75,881 Market: 0 Agricultural: 0 Common: 75,881 PRINTED 08/06/2024 BY SYS