LOT 3
6 ON ELM OR 2345/834

PERMENTER JESSICA
1251 ELM ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1185-0003-0000

BUILDING CHARACTERISTICS

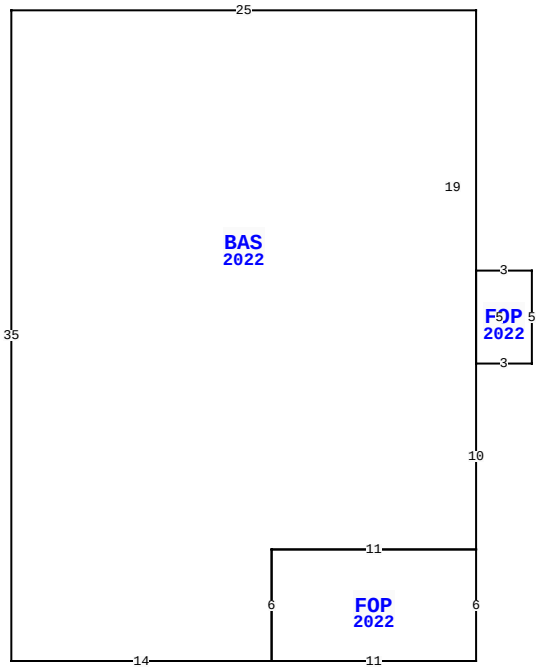
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	137,045
FOP	15	30	4	678
FOP	66	30	20	3,388
TOTALS	890		833	141,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	833	135.5200	169.40	141,110	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 809 HX Base Yr



1251 ELM ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	141,110
TOTAL MARKET OB/XF VALUE	3,062
TOTAL LAND VALUE - MARKET	75,881
TOTAL MARKET VALUE	220,053
SOH/AGL Deduction	0
ASSESSED VALUE	220,053
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,053
TOTAL JUST VALUE	220,053
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211424	NEW CONSTR	0	08/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2675/779	10/23/2023	WD	U	I	17	208,000
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: PERMENTER JESSICA						
2373/1265	6/26/2020	QC	U	V	11	100
GRANTOR: COTNER JOHN M						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 S35 E14 FOP=[YR=2022] E11 N6 W11 S6$ N6 E11 N10 FOP=[YR=2022] E3 N5 W3 S5$ N19$.

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	0	0	0	51.00	SF	6.50	6.50	100	2022	2022	3	100	332	
2	0810	CONCRETE A	0	0	0	0	420.00	SF	6.50	6.50	100	2022	2022	3	100	2,730	

LAND DESCRIPTION

TOTAL OB/XF 3,062

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 08/03/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,881 Market: 0 Agricultural: 0 Common: 75,881 PRINTED 08/06/2024 BY SYS