LOT 30
IN OR 1849/186
FERREIRAS REPLAT OF FDNA BEACH

GETZ JAMES F & KRISTIN K
316 SOUTH BARTRAM TRAIL
ST JOHNS, FL 32259-8859

2024

00-00-31-126A-0030-0000

BUILDING CHARACTERISTICS

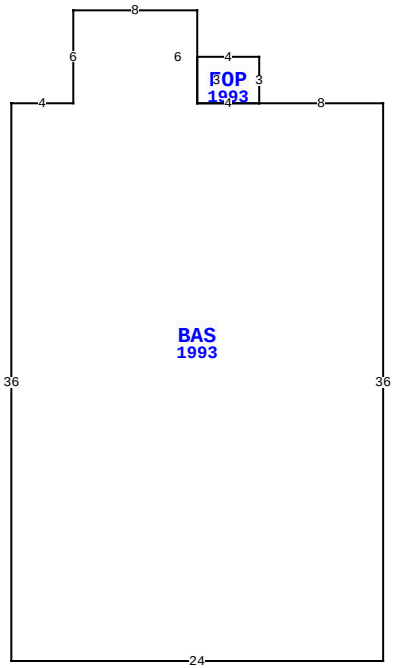
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	147,861
FOP	12	30	4	649
TOTALS	924		916	148,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	916	141.7500	177.19	162,306	1930	2005	0	0	0	8.50	91.50

1 SNGL FAM – 0% - 0 Heated Area: 912 HX Base Yr



1125 OCEAN AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2024 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	224,103
TOTAL MARKET OB/XF VALUE	16,678
TOTAL LAND VALUE - MARKET	800,000
TOTAL MARKET VALUE	1,040,781
SOH/AGL Deduction	245,153
ASSESSED VALUE	795,628
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	795,628
TOTAL JUST VALUE	1,040,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	934,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200048	GUESTHOUSE	92,998	02/28/2020
20140226	200SFDCK	6,000	02/04/2014
20051109	REMODEL	15,000	01/25/2005
20042431	REPAIR/RRF	3,000	12/28/2004
8291	REPAIR/RRF	550	05/02/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1849/0186	4/02/2013	TD	Q	I	01	450,000
GRANTOR: GLASSER ELLEN & DONAL						
GRANTEE: GETZ JAMES F & KRIS						
1576/0999	7/11/2008	WD	U	I	01	100
GRANTOR: GLASSER DONALD J & EL						
GRANTEE: GLASSER ELLEN & DON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FOP=[YR=1993] N3 W4 S3 E4 $ W4 N6 W8 S6 W4 S36 E24 N36$.

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	1242	WD DECK A	0	0	0	0	108.00	SF	10.00	10.00	100	2003	2003	3	21	227	
2	1242	WD DECK A	0	0	3	3	9.00	SF	10.00	10.00	100	2003	2003	3	21	19	
3	1242	WD DECK A	0	0	0	0	149.00	SF	10.00	10.00	100	2005	2005	3	24	358	
4	1076	TRELLIS A	0	0	9	18	162.00	SF	7.50	7.50	100	2005	2005	3	40	486	
5	0810	CONCRETE A	0	0	20	26	520.00	SF	6.50	6.50	100	2005	2005	3	86	2,907	
6	1242	WD DECK A	0	0	13	13	169.00	SF	10.00	10.00	100	2014	2014	3	65	1,099	
7	1242	WD DECK A	0	0	28	3	84.00	SF	10.00	10.00	100	2014	2014	3	65	546	
8	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2015	2015	3	70	1,680	
9	0855	CONC PAVER	0	0	0	0	945.00	SF	10.00	10.00	100	2020	2020	3	99	9,356	

LAND DESCRIPTION

TOTAL OB/XF 16,678

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	000120	C	SFR OCN FT	0	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	800,000							

REVIEW DATE 05/24/2021 BY RK Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/06/2024 BY SYS

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IN OR 1849/186
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ST JOHNS, FL 32259-8859

2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

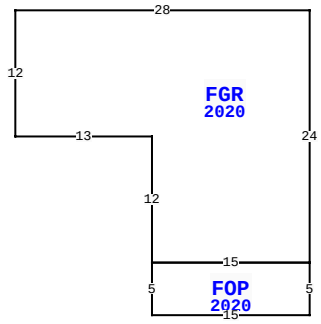
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1050.00

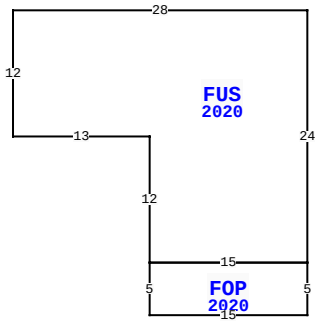
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
FGR	516	55	284	25,437
FOP	75	30	22	1,971
FOP	75	30	22	1,971
FUS	516	100	516	46,215
TOTALS	1,182		844	75,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0150	01	844	149.9025	74.95	63,258	2020	2020	0	01	119.5	1.00	119.50

2 ACCESORY U – 0% - 0 Heated Area: 516 HX Base Yr





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1576/0999	7/11/2008	WD	U	I	01	100
GRANTOR: GLASSER DONALD J & EL						
GRANTEE: GLASSER ELLEN & DON						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W28 S12 E13 S12 FOP=[YR=2020] S5 E15 N5 W15 $ E15 N24 $ PTR= E30 FUS=[YR=2020] E28 S24 FOP=[YR=2020] S5 W15 N5 E15 $ W15 N12 W13 N12 $ W30 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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