LOT 70
FOREST HILLS 1 PB 2/76

MEEKS TAMMY A & RONALD E
11196 S INDIAN RIVER DRIVE
SEBASTIAN, FL 32958

2024

00-00-31-128A-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

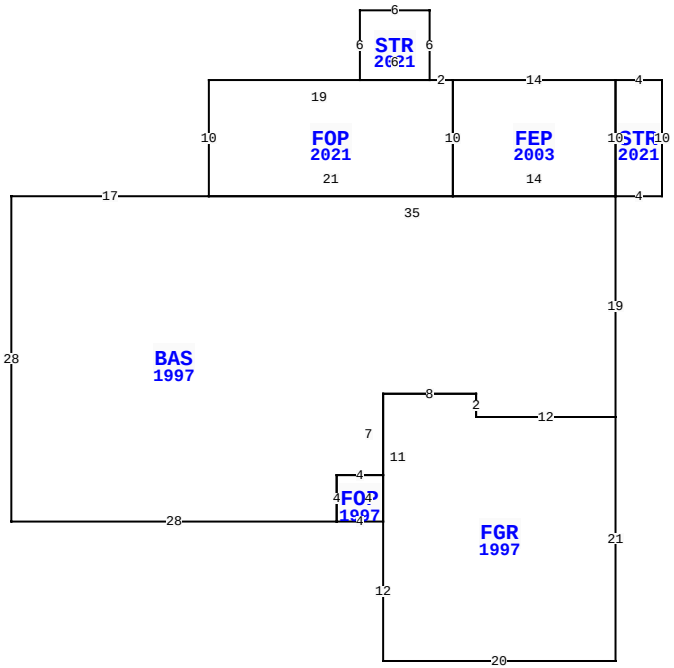
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,244	100	1,244	123,670
FEP	140	80	112	11,135
FGR	436	55	240	23,859
FOP	16	30	5	497
FOP	210	30	63	6,263
STR	36	10	4	397
STR	40	10	4	397
TOTALS	2,122		1,672	166,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,672	119.8050	113.81	190,290	1997	1997	0	0	0	12.65	87.35

1 SINGLE FAM – 0% - 0 Heated Area: 1244 HX Base Yr



326 N 18TH ST, FERNANDINA BEACH

BLD DATE	07/22/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	166,218
TOTAL MARKET OB/XF VALUE	3,896
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	395,114
SOH/AGL Deduction	51,123
ASSESSED VALUE	343,991
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	343,991
TOTAL JUST VALUE	395,114
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	387,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-+0315	504 SF GAR	20,000	06/25/2024
20200888	ADDITION	0	12/11/2020
20070242	XFOB	4,490	02/09/2007
20051386	REPAIR/RRF	6,000	03/10/2005
20033223	REPAIR/RRF	2,000	06/09/2003
10530	NEW CONSTR	76,552	06/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2379/0360	7/27/2020	WD	Q	I	01	355,000
GRANTOR: BOWEN MICHAEL D						
GRANTEE: MEEKS TAMMY A & RON						
2360/0592	5/08/2020	QC	U	I	11	100
GRANTOR: BOWEN MICHAEL D & ANN						
GRANTEE: BOWEN MICHAEL D						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2003] W14 FOP=[YR=2021] W2 STR=[YR=2021] N6 W6 S6 E6$ W19 S10 BAS=[YR=1997] W17 S28 E28 FOP=[YR=1997] E4 FGR=[YR=1997] S12E20 N21 W12 N2 W8 S11 $ N4 W4 S4 $ N4 E4 N7 E8 S2 E12 N19 STR=[YR=2021] E4 N10 W4 S10$ W35$ E21 N10$ S10 E14 N10 $.

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	821.00	SF	6.50	6.50	100	1997	1997	3	73	3,896	

LAND DESCRIPTION

TOTAL OB/XF 3,896

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	0006	R-1	90.00	136.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 03/08/2022 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS