

BELL DEWAYNE T & BETTY B
1916 SUNRISE DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-128D-0178-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

16 WD FR STUC 80

23 REINF CONC 20

08 IRREGULAR 100

08 CLAY TILE 100

05 DRYWALL 100

12 HARDWOOD 70

19 MARBLE 30

03 CENTRAL 100

04 AIR DUCTED 100

4 100

3 100

02 WOOD FRAME 100

1.5 1.5 100

0 100

02 DIST FB 100

00 NONE 100

05 Quality Level 05

0100 SINGLE FAMILY

01

1007.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,393

100

2,393

353,400

FCP

256

25

64

9,452

FGR

483

55

266

39,283

FOP

58

30

17

2,511

FOP

140

30

42

6,203

FOP

179

30

54

7,975

FUS

758

100

758

111,942

PTO

156

5

8

1,182

TOTALS

4,423

3,602

531,947

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

1 0300 BOAT DCK W 0 100 285 4 1,140.00 SF 60.00 60.00 100 1990 1990 3 20 13,680

2 0300 BOAT DCK W 0 100 0 0 462.00 SF 60.00 60.00 100 2005 2005 3 40 11,088

3 0311 WD GANG WY 0 100 0 0 20.00 SF 45.00 45.00 100 2005 2005 3 24 216

4 0303 FLT DOCK W 0 100 8 20 160.00 SF 26.00 26.00 100 1990 1990 3 20 832

5 0317 DCK PLNG W 0 100 0 0 2.00 UT 1,000.00 1,000.00 100 1990 1990 3 20 400

6 0920 CWALL-WD/M 0 100 0 0 115.00 LF 390.00 390.00 100 2003 2003 3 21 9,419

7 1131 REINFR 8 0 100 70 3 210.00 SF 9.45 9.45 100 2003 2003 3 95 1,885

8 0855 CONC PAVER 0 100 0 0 1,100.00 SF 10.00 10.00 100 2003 2003 3 83 9,130

9 0877 JACUZZI 0 100 0 0 1.00 UT 1,000.00 1,000.00 100 2003 2003 3 21 210

10 0322 BOAT LFT L 0 100 0 0 1.00 UT 3,000.00 3,000.00 100 2005 2005 3 24 720

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1 000130 C SFR WATER 100 R-1 100.00 350.00 100.00 FF 1.00 1.00 1.00 6,500.00 6,500.00 650,000

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

0

NORM

% COND

0900 01 3,602 131.2740 164.09 591,052 2003 2003 0 0 10.00 90.00

1 SNGL FAM - 100% - 2004 Heated Area: 3151 HX Base Yr 2004

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/18/2024 MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 2

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

531,947

TOTAL MARKET OB/XF VALUE

63,641

TOTAL LAND VALUE - MARKET

650,000

TOTAL MARKET VALUE

1,245,588

SOH/AGL Deduction

583,376

ASSESSED VALUE

662,212

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

612,212

TOTAL JUST VALUE

1,245,588

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

1,028,260

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20040665 ELEC OTHER 1,000 04/06/2004

20040231 SWIM POOL 21,000 02/10/2004

02021298 NEW CONSTR 0 07/30/2002

021083 H/AC 10,000 06/26/2002

021057 NEW CONSTR 10,000 06/21/2002

021000 NEW CONSTR 250,000 06/13/2002

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1633/0124 7/20/2009 QC U I 11 62,500

GRANTOR: BELL DEWAYNE T

GRANTEE: BELL DEWAYNE T & BE

0665/1322 8/27/1992 QC U I 06 40,000

GRANTOR: O'QUINN DALE R

GRANTEE: BELL DEWAYNE T

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W28 BAS=[YR=2003] W10 N14 W18 N3W13 S36 E21 S2 FOP=[YR=2003] W5 S2 FCP=[YR=2003] W16 S16 E16 N16 \$ S6 E8 N6 W3 N2 \$ S2 E4 S14 E9 FGR=[YR=2003] S17 E16 N9 E19 N4 PTO=[YR=2003] E6 N26 W6 S26\$ N5 W23 N2 W12 S3 \$ N3 E12 S2 E23 N31 W28 N5 \$ S5 E28 N5 \$ PTR= E15 FOP=[YR=2013] E11 N3 E17S8 FUS=[YR=2003] S2 E2 S7 W2 S15 W11 S6 W10 N6 W7 N24 E11 N2 E6S2 E11 \$ W11 N2 W6 S2 W11 N5 \$W15 \$.

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

650,000

Market:

0

Agricultural:

0

Common:

650,000

PRINTED 08/06/2024 BY SYS

BELL DEWAYNE T & BETTY B
1916 SUNRISE DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-128D-0178-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		2
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY										
																							VALUATION BY					STANDARD				
																							Tax Group: 2					Tax Dist:				
																							BUILDING MARKET VALUE					531,947				
																							TOTAL MARKET OB/XF VALUE					63,641				
																							TOTAL LAND VALUE - MARKET					650,000				
																							TOTAL MARKET VALUE					1,245,588				
																							SOH/AGL Deduction					583,376				
																							ASSESSED VALUE					662,212				
																							TOTAL EXEMPTION VALUE					HX HB 50,000				
																							BASE TAXABLE VALUE					612,212				
																							TOTAL JUST VALUE					1,245,588				
																							NCON VALUE					0				
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE					1,028,260				
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																												