LOT 234
IN OR 767/1903
GA FDNA BEACH #2 UNR

JORDAN EDWIN E & SUZANNE S
1417 SADLER RD #121
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0234-0000

BUILDING CHARACTERISTICS

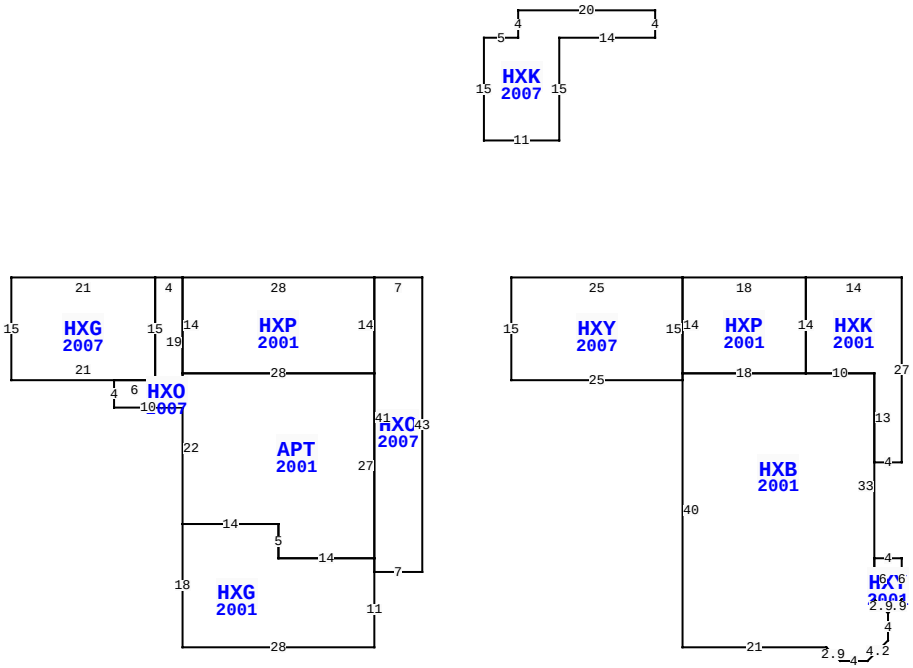
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	686	100	686	100,042
HXB	1,144	100	1,144	166,834
HXG	434	55	239	34,854
HXG	315	55	173	25,229
HXK	248	10	25	3,646
HXK	245	10	24	3,500
HXO	100	5	5	729
HXO	301	5	15	2,187
HXP	252	30	76	11,083
HXP	392	30	118	17,208
TOTALS	4,520		2,565	374,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,565	129.1248	161.41	414,017	2001	2003	0	0	0	9.65	90.35

1 DUPLEX – 73.26% - 2006 Heated Area: 1830 HX Base Yr 2006



** This building has 12 Sub-Areas

424 TARPON AVE U&D, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		374,064
TOTAL MARKET OB/XF VALUE		11,493
TOTAL LAND VALUE - MARKET		397,500
TOTAL MARKET VALUE		783,057
SOH/AGL Deduction		420,275
ASSESSED VALUE		362,782
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		307,782
TOTAL JUST VALUE		783,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		745,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061716	GARAGE	15,745	07/19/2006
20061257	REMODEL	14,500	06/05/2006
20060398	REMODEL	2,500	02/28/2006
20060376	REMODEL	3,000	02/21/2006
20060352	H/AC	1,500	02/15/2006
20010378	NEW CONSTR	85,000	03/05/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0767/1903	8/09/1996	WD	Q	V		35,000
GRANTOR: MORRIS LAURA SORENSEN						
GRANTEE: JORDAN EDWIN E & SU						
0640/1262	11/12/1991	WD	Q	V		25,000
GRANTOR: DAVIS GEORGE T						
GRANTEE: SORENSEN & MORRIS						

BUILDING NOTES

BUILDING DIMENSIONS

HXK=[YR=2001] W14 HXP=[YR=2001] W18 HXY=[YR=2007] W25 S15 E25 N15 $ S14 E18 N14 $ S14 HXB=[YR=2001] W18 S40 E21 R2 D2 E4 U3 R3 N4 HXY=[YR=2001] R2 U2 N6 W4 S6 D2 R2 $ L2 U2 N33 W10 $ E10 S13 E4 N27 $ PTR= W130 HXG=[YR=2007] E21 HXO=[YR=2007] E4 HXP=[YR=2001] E28 HXO=[YR=2007] E7 S43 W7 HXG=[YR=2001] S11 W28 N18 E14 S5 E14 S2 $ N2 APT=[YR=2001] W14 N5 W14 N22 E28 S27 $ N41 $ S14 W28 N14 $ S19 W10 N4 E6 N15 $ S15 W21 N15 $ E130 $ PTR= N20 W50 HXK=[YR=2007] N15 E14 N4 W20 S4 W5 S15 E11 $ S20E50 $.

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	100	0	0	610.00	SF	6.50	6.50	100	2001	2001	3	80	3,172	
2	1243	WD DECK F	0	100	3	4	12.00	SF	8.00	8.00	100	2001	2001	3	20	19	
3	0961	H-SHUTTERS	0	100	0	0	11.00	UT	800.00	800.00	100	2001	2001	3	94	8,272	
4	1243	WD DECK F	0	100	3	4	12.00	SF	8.00	8.00	100	2007	2007	3	31	30	

LAND DESCRIPTION

TOTAL OB/XF 11,493

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	000800	C	MULTI-FAM	100	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	397,500							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 397,500 Market: 0 Agricultural: 0 Common: 397,500 PRINTED 08/06/2024 BY SYS