LOT 269
PT OR 877/1213
GA FDNA BEACH 2 UNR

JORJ INC
PO BOX 15163
FERNANDINA BEACH, FL 32035

2024

00-00-31-134B-0269-0000

BUILDING CHARACTERISTICS

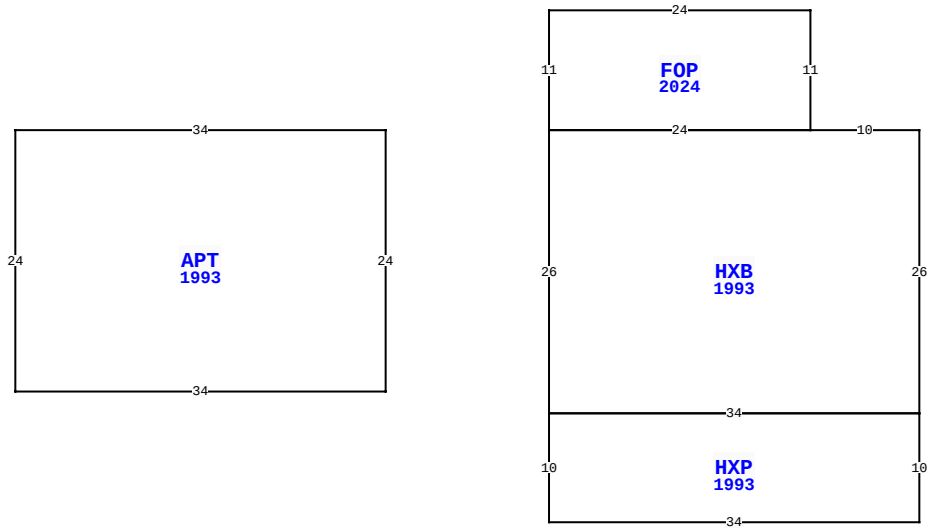
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	816	100	816	111,316
FOP	264	30	79	10,777
HXB	884	100	884	120,591
HXP	340	30	102	13,914
TOTALS	2,304		1,881	256,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,881	113.6800	142.10	267,290	1977	2015	0	0	0	4.00	96.00

1 DUPLEX – 0% - 0 Heated Area: 1700 HX Base Yr



830 TARPON AVE U&D, FERNANDINA BEACH

BLD DATE	03/19/2015 KK	LGL DATE	
XF DATE		LAND DATE	03/20/2024 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	256,598
TOTAL MARKET OB/XF VALUE	3,365
TOTAL LAND VALUE - MARKET	265,000
TOTAL MARKET VALUE	524,963
SOH/AGL Deduction	107,688
ASSESSED VALUE	417,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	417,275
TOTAL JUST VALUE	524,963
NCON VALUE	38,416
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	462,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222375	REMODEL	73,500	09/22/2022
7420	REPAIR/RRF	1,170	11/09/1992
7403	REMODEL	11,862	10/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0877/1213	4/06/1999	WD	U	I	09	600,000
GRANTOR: PHILCOX CHRISTOPHER J						
GRANTEE: JORJ INC						
0627/0065	5/24/1991	WD	Q	I		75,500
GRANTOR: ROBERTS DONALD W						
GRANTEE: PHILCOX CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993;ORIG=15,0] E24 E10 S26 W34 N26 $
APT=[YR=1993;ORIG=0,0] W34 S24 E34 N24 $
HXP=[YR=1993;ORIG=49,26] S10 W34 N10 E34 $
PTR=[ORIG=0,0] E15 W15 $
FOP=[YR=2024;ORIG=15,-11] E24 S11 W24 N11 $
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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	58	9	522.00	SF	6.50	6.50	100	1990	1990	3	59.5	2,019	
2	1242	WD DECK A	0	0	12	19	228.00	SF	10.00	10.00	100	1993	1993	3	20	456	
3	1241	WD DECK G	0	0	15	4	51.00	UT	11.50	11.50	100	1993	1993	3	20	117	
4	1241	WD DECK G	0	0	0	0	224.00	UT	17.25	17.25	100	1993	1993	3	20	773	

LAND DESCRIPTION

TOTAL OB/XF 3,365

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	0		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	265,000							

REVIEW DATE 12/06/2023 BY TW Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 08/06/2024 BY SYS