BLOCK 5 LOT 20
IN OR 2063/710
LAKEWOOD #3 PB 5/193-194

CLARK BRANDT D & JENNA ABBIE ROSE
2311 SUSSEX DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-143A-0005-0200

BUILDING CHARACTERISTICS

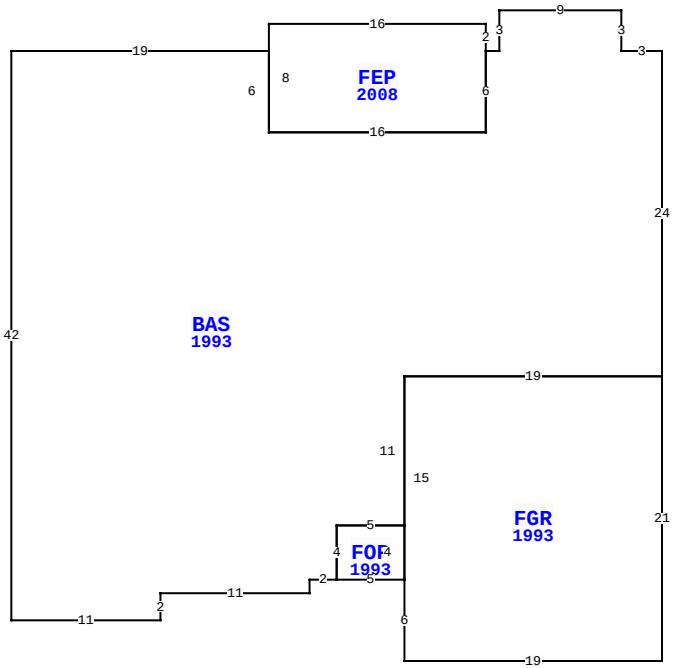
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,542	100	1,542	188,884
FEP	128	80	102	12,494
FGR	399	55	219	26,826
FOP	20	30	6	735
TOTALS	2,089		1,869	228,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,869	117.2864	146.61	274,014	1988	1988	0	0	0	16.45	83.55

1 SNGL FAM – 100% - 2017 Heated Area: 1542 HX Base Yr 2017



2311 SUSSEX LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 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		228,939
TOTAL MARKET OB/XF VALUE		5,744
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		409,683
SOH/AGL Deduction		192,823
ASSESSED VALUE		216,860
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,860
TOTAL JUST VALUE		409,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090424	REPAIR/RRF	7,300	04/08/2009
4924	NEW CONSTR	52,255	07/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2063/0710	7/27/2016	WD	Q	I	01	225,000
GRANTOR: BURNEY JENNIFER L						
GRANTEE: CLARK BRANDT DANIEL						
2063/0708	7/27/2016	QC	U	I	11	100
GRANTOR: KEELING ROBERT D &						
GRANTEE: BURNEY JENNIFER L F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N3 W9 S3 W1 FEP=[YR=2008] N2 W16 S8 E16 N6$ S6 W16 N6 W19 S42 E11 N2 E11 N1 E2 FOP=[YR=1993] E5 FGR=[YR=1993] S6 E19 N21 W19 S15$ N4 W5 S4$ N4 E5 N11 E19 N24$.

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	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20	5.20	100	1988	1988	3	54.5	1,768	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	1988	1988	3	54.5	138	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
4	1242	WD DECK A	0	100	12	18	216.00	SF	10.00	10.00	100	2016	2016	3	74	1,598	

LAND DESCRIPTION

TOTAL OB/XF 5,744

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	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 12/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS