LOT N 60 FT OF 32
IN OR 702/1301
MIRAMAR BEACH PB 2/61

CHIU ANNA S LVG TRUST/CHIU ANNA S TRUSTEE
121 CANNON CT WEST
PONTE VEDRA BEACH, FL 32082

2024

00-00-31-1460-0032-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

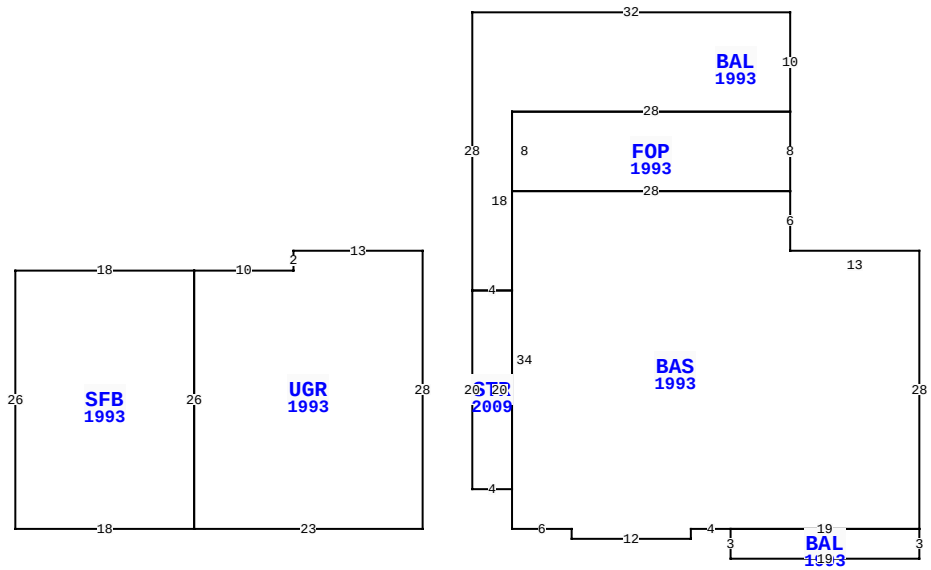
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	57	15	9	1,276
BAL	392	15	59	8,366
BAS	1,328	100	1,328	188,294
FOP	224	30	67	9,500
SFB	468	80	374	53,028
STR	80	10	8	1,134
UGR	624	45	281	39,843
TOTALS	3,173		2,126	301,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,126	109.7600	164.64	350,025	1947	1995	0	0	0	13.88	86.12

1 SFR CUST – 0% - 0 Heated Area: 1702 HX Base Yr



1800 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	301,442
TOTAL MARKET OB/XF VALUE	3,521
TOTAL LAND VALUE - MARKET	990,000
TOTAL MARKET VALUE	1,294,963
SOH/AGL Deduction	52,515
ASSESSED VALUE	1,242,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,242,448
TOTAL JUST VALUE	1,294,963
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,174,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2526	COC		10/09/2023
20230249	GUT INTERIOR	98,500	06/15/2023
20222526	RMDL EXTERIOR	79,000	11/04/2022
20120265	H/AC	2,000	02/20/2012
20032933	IRRIGATION HEADS	1,000	04/16/2003
20020705	FASCIA & SOFFIT	6,000	04/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0702/1301	4/19/1994	QC	U	I	01	100
GRANTOR: CHIU THOMAS & ANNA						
GRANTEE: CHIU ANNA TRUSTEE O						
0519/0665	6/05/1987	WD	U	I		160,000
GRANTOR: JONES EDWARD JR						
GRANTEE: CHIU THOMAS & ANNA						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W13S2W10 SFB=[YR=1993] W18 S26E18N26$ S26E23N28$ PTR =E50 BAS=[YR=1993] W13 N6 FOP=[YR=1993] N8 BAL=[YR=1993] N10 W32 S28STR=[YR=2009] S20 E4N20W4$ E4 N18 E28$ W28 S8 E28$ W28 S34 E6 S1 E12N1 E4 BAL=[YR=1993] S3E19 N3 W19$E19 N28$ W50$.

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	567.00	SF	6.50	6.50	100	1947	1947	3	20	737	
2	0416	DUNEWALKS	0	0	4	22	88.00	SF	15.00	15.00	100	2002	2002	3	20	264	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 3,521

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	000120	C	SFR OCN FT	0	0006	R-1	60.00	190.00	60.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	990,000							

REVIEW DATE 02/14/2024 BY DJ Total Acres: 0.00 Total Land Value: 990,000 Market: 0 Agricultural: 0 Common: 990,000 PRINTED 08/06/2024 BY SYS