LOT 3
HICKORY RIDGE PBK 2234/596

**STURDEVANT JUSTIN &/ALEXANDER ASHLEY L**
1318 FIR STREET
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1501-0003-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

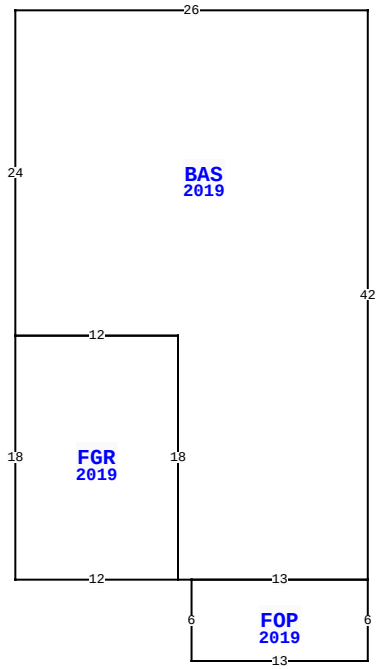
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1022.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 876 | 100 | 876 | 163,158 |
| FGR | 216 | 55 | 119 | 22,164 |
| FOP | 78 | 30 | 23 | 4,284 |
| TOTALS | 1,170 | | 1,018 | 189,607 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,018 | 151.2756 | 189.09 | 192,494 | 2019 | 2019 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SNGL FAM – 100% - 2024 Heated Area: 876 HX Base Yr 2024




| | |
|---|---|
| BLD DATE | |
| XF DATE | |
| INC DATE | |
| LGL DATE | |
| LAND DATE | 03/26/2024 MLU |
| AG DATE | |

1318 FIR ST, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 189,607 |
| TOTAL MARKET OB/XF VALUE | | 3,773 |
| TOTAL LAND VALUE - MARKET | | 150,000 |
| TOTAL MARKET VALUE | | 343,380 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 343,380 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 293,380 |
| TOTAL JUST VALUE | | 343,380 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 284,855 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20190356 | CO ISSUED | 0 | 02/26/2020 |
| 20190356 | NEW CONSTR | 0 | 07/05/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2611/1224 | 12/29/2022 | WD | Q | I | 02 | 419,000 |
| GRANTOR: GOODMAN SARAH C & PAT | | | | | | |
| GRANTEE: STURDEVANT JUSTIN & | | | | | | |
| 2378/0970 | 7/02/2020 | WD | Q | I | 01 | 261,000 |
| GRANTOR: NEW ATLANTIC BUILDERS | | | | | | |
| GRANTEE: GOODMAN SARAH C & P | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W26 S24 FGR=[YR=2019] S18 E12 N18 W12$ E12 S18 E1 FOP=[YR=2019] S6 E13 N6 W13$ E13 N42$.

## 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 | 143.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 98 | 911 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 256.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 98 | 2,509 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 36.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 98 | 353 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,773

| 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-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 150,000.00 | 150,000.00 | 150,000 | | | | | | | |

REVIEW DATE 01/03/2020 BY DJNW Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS