BLK 9 S 12.5FT OF LOT 1 &
N1/2 OF LOT 2
IN OR 2097/1649

ANWAR ASIF & KHALIDA
175 HIGHWAY A1A APT 209
SATELLITE BEACH, FL 32937

2024

00-00-31-1520-0009-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	04	Quality Level 04

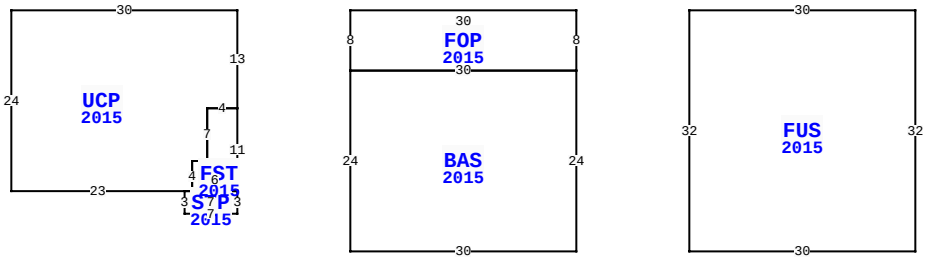
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	222,134
FOP	240	30	72	22,213
FST	52	55	29	8,947
FUS	960	100	960	296,180
STP	21	10	2	617
UCP	668	20	134	41,342
TOTALS	2,661		1,917	591,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	1,917	213.1402	319.71	612,884	2015	2015	0	0	0	3.50	96.50

1 SFR CUST – 0% - 0 Heated Area: 1680 HX Base Yr



510 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	591,433
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	825,000
TOTAL MARKET VALUE	1,416,433
SOH/AGL Deduction	260,279
ASSESSED VALUE	1,156,154
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,156,154
TOTAL JUST VALUE	1,416,433
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,314,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150003	CO ISSUED	0	10/23/2015
20150003	NEW CONSTR	350,000	01/02/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2097/1649	1/27/2017	WD	Q	I	01	911,000
GRANTOR: BONDS RUSSELL & JESSI						
GRANTEE: ANWAR ASIF & KHALID						
1842/1076	2/27/2013	WD	Q	V	01	255,400
GRANTOR: FLACK JOHN C						
GRANTEE: BONDS RUSSELL & JES						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2015] W30 S24 E23 STP=[YR=2015] S3 E7 N3
FST=[YR=2015] N11 W4 S7 W2 S4 E6$ W7$ E1 N4 E2 N7 E4 N13$
PTR=E15 FOP=[YR=2015] E30 S8 BAS=[YR=2015] S24 W30 N24 E30$
W30 N8$W15$ PTR=E60 FUS=[YR=2015] E30 S32 W30 N32$ W60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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-3	50.00	80.00	50.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	825,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 825,000 Market: 0 Agricultural: 0 Common: 825,000 PRINTED 08/06/2024 BY SYS