



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
BUD8 Adjustme	02	DIST FB 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1075.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,309	100	1,309	156,842
FEP	195	80	156	18,692
FGR	498	55	274	32,830
FOP	44	30	13	1,558
FOP	74	30	22	2,636
TOTALS	2,120		1,774	212,557

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,076.00	SF	4.00	4.00	
2	0811	CONCRETE B	0	100	0	0	735.00	SF	5.20	5.20	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0810	CONCRETE A	0	100	0	0	385.00	SF	6.50	6.50	
5	1076	TRELLIS A	0	100	0	0	168.00	SF	7.50	7.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT	

1 SNGL FAM - 100% - 1997

Heated Area: 1309

HX Base Yr 1997

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

07/24/2024 MLU

109 EIDER CT, FERNANDINA BEACH				XF DATE					LAND DATE		07/24/2024	MLU
				INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1,076.00	SF	4.00	4.00	100	1987	1987	3	52	2,238			
735.00	SF	5.20	5.20	100	1991	1991	3	62	2,370			
1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170			
385.00	SF	6.50	6.50	100	1991	1991	3	62	1,552			
168.00	SF	7.50	7.50	100	2006	2006	3	44	554			

TOTAL OB/XF											8,884	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	260,000.00	260,000.00	2	
Total Acres: 0.00		Total Land Value: 260,000				Market: 0				Agricultural: 0		

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											2
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						212,557					
TOTAL MARKET OB/XF VALUE						8,884					
TOTAL LAND VALUE - MARKET						260,000					
TOTAL MARKET VALUE						481,441					
SOH/AGL Deduction						321,038					
ASSESSED VALUE						160,403					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						105,403					
TOTAL JUST VALUE						481,441					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						437,479					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B041775	REPAIR/RRF	2,000	10/01/2004
6527	XFOB	1,000	05/14/1991
BP4028	N/A	45,800	12/11/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2717/1253	6/10/2024	WD	Q	I	01	700,000	
GRANTOR: GRAFTON CAROLYN O							
GRANTEE: BELDEN MARY ELIZABE							
1049/0621	4/12/2002	QC	U	I	01	46,300	
GRANTOR: GRAFTON CAROLYN O							
GRANTEE: GRAFTON DONALD H &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W3 FEP=[YR=1993] N13 W15 S13 E15 \$ W29 S48 FGR=[YR=1993] S22 E21 N7 E4 N9 W4 N6 FOP=[YR=1993] N11 W6 S7 W2 S4 E8 \$ W21 \$ E13 N4 E2 N7 E7 D2 R2 E4 U2 R2 E2 N12 FOP=[YR=1993] N11 W4 S11 E4 \$ W4 N11 E4 N14 \$.											