BLK 1 LOTS 3 & 4
OLD TOWN S/D UNR

LYLE JEFFREY MARK & ELIZABETH BURGOON
719 WHITE STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1580-0001-0030

BUILDING CHARACTERISTICS

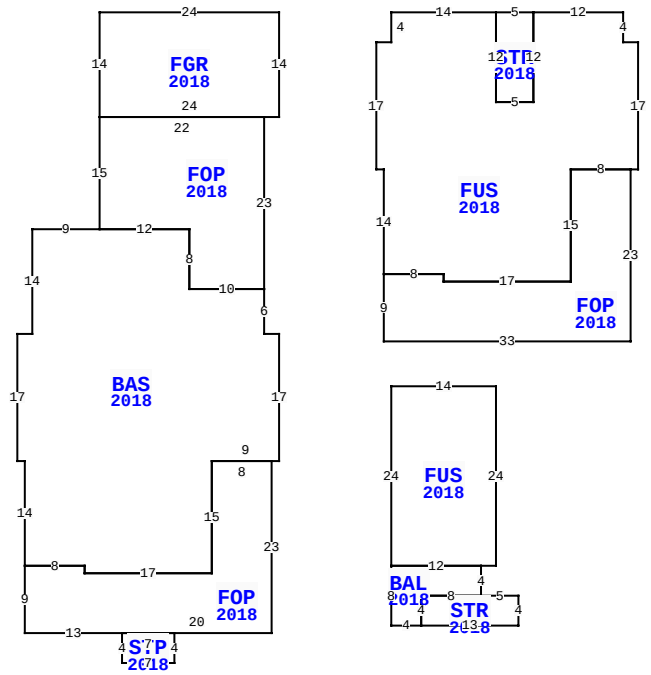
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	64	15	10	2,106
BAS	1,316	100	1,316	277,139
FGR	336	55	185	38,960
FOP	392	30	118	24,850
FOP	392	30	118	24,850
FOP	410	30	123	25,902
FUS	336	100	336	70,759
FUS	1,026	100	1,026	216,067
STP	28	10	3	632
STR	52	10	5	1,053
TOTALS	4,412		3,246	683,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,246	143.2624	214.89	697,533	2018	2018	0	0	0	2.00	98.00

1 SFR CUST - 100% - 2022 Heated Area: 2678 HX Base Yr 2022



** This building has 11 Sub-Areas

719 WHITE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 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		683,582
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		297,075
TOTAL MARKET VALUE		982,617
SOH/AGL Deduction		119,260
ASSESSED VALUE		863,357
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		813,357
TOTAL JUST VALUE		982,617
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		899,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180472	CO ISSUED	0	12/18/2018
20180472	NEW CONSTR	358,391	02/09/2018
2004399	REPAIR/RRF	2,000	11/21/2000
984814	XFOB	500	01/19/1999
983883	XFOB	300	06/15/1998
7334	REPAIR/RRF	200	09/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2449/0431	4/01/2021	WD	Q	I	01	925,000
GRANTOR: MATHEWSON GRAYSON C &						
GRANTEE: LYLE JEFFREY MARK &						
2179/1541	2/26/2018	WD	Q	V	01	140,000
GRANTOR: OLD TOWN PROPERTIES L						
GRANTEE: MATHEWSON GRAYSON C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W24 S14 FOP=[YR=2018] S15 BAS=[YR=2018] W9 S14 W2 S17 E1 S14 FOP=[YR=2018] S9 E13 STP=[YR=2018] S4 E7 N4 W7$ E20 N23 W8 S15 W17 N1 W8$ E8 S1 E17 N15 E9 N17 W2 N6 W10 N8 W12$ E12 S8 E10 N23 W22 $ E24 N14$ PTR=E15 FUS=[YR=2018] E14 STR=[YR=2018] E5 S12 W5 N12$ S12 E5 N12 E12 S4 E2 S17 W1 FOP=[YR=2018] S23 W33 N9 E8 S1 E17 N15 E8$ W8 S15 W17 N1 W8 N14 W1 N17 E2 N4$ W15$ PTR=E15 S50 FUS=[YR=2018] E14 S24 W2 BAL=[YR=2018] S4 STR=[YR=2018] E5 S4 W13 N4 E8$ W8 S4 W4 N8 E12$ W12 N24$ N50 W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	0010	OT-1	46.00	93.00	46.60	FF		1.00	1.00	1.50	4,250.00	6,375.00	297,075							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 297,075 Market: 0 Agricultural: 0 Common: 297,075 PRINTED 08/06/2024 BY SYS