BLK 1 LOTS 7,9 & 10
PT OR 2165/1818
OLD TOWN S/D UNR

OLD TOWN PROPERTIES LLC
112 NORTH 6TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1580-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

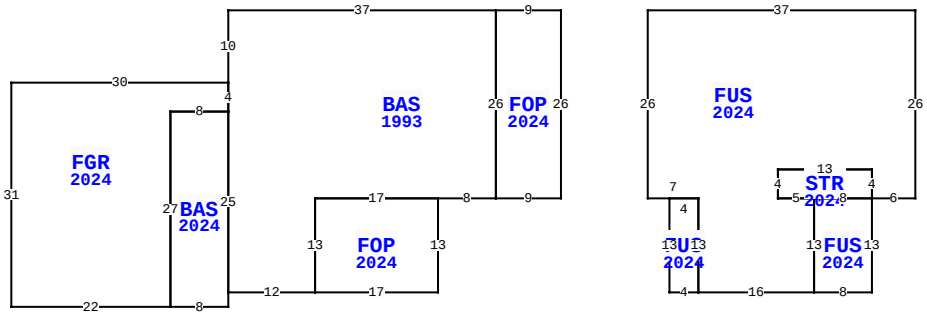
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 80
Interior Wall	05	DRYWALL 20
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 20
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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
BAS	1,118	100	1,118	241,890
BAS	216	100	216	46,733
FGR	714	55	393	85,030
FOP	221	30	66	14,280
FOP	234	30	70	15,145
FUS	52	100	52	11,251
FUS	104	100	104	22,501
FUS	1,118	100	1,118	241,890
STR	52	10	5	1,082
TOTALS	3,829		3,142	679,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,142	154.0227	231.03	725,896	1900	2010	0	0	0	6.35	93.65

1 SFR CUST – 0% - 0 Heated Area: 2608 HX Base Yr



708 SAN FERNANDO ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	679,802
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	673,370
TOTAL MARKET VALUE	1,356,672
SOH/AGL Deduction	283,737
ASSESSED VALUE	1,072,935
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,072,935
TOTAL JUST VALUE	1,356,672
NCON VALUE	433,651
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	791,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222275	REMODEL	0	06/29/2022
20112284	OTHER	730	12/27/2011
20111651	H/AC	3,000	09/20/2011
20070181	REPAIR/RRF	8,325	01/31/2007
20041091	H/AC	2,000	06/14/2004
20033259	REPAIR/RRF	1,000	06/16/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2165/1818	12/21/2017	SW	U	I	11	100
GRANTOR: KAVANAUGH ANNE B						
GRANTEE: OLD TOWN PROPERTIES						
0682/1934	6/16/1993	WD	U	I	07	100
GRANTOR: CITIBANK F S B						
GRANTEE: KAVANAUGH ANNE B						

BUILDING NOTES

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	36	720	
2	0810	CONCRETE A	0	0	0	0	439.00	SF	6.50	6.50	100	1975	1975	3	26	742	
3	1131	REINFR 8	0	0	64	7	448.00	SF	6.30	6.30	100	1975	1975	3	66	1,863	
4	1241	WD DECK G	0	0	19	4	76.00	UT	11.50	11.50	100	1975	1975	3	20	175	

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=10,-5] E37 S26 W6 N4 W13 S4 E5 S13 W16 N13 W7 N26 $
BAS=[YR=1993;ORIG=-48,34] E12 N13 E17 E8 N26 W37 S10 S4 S25 $
FGR=[YR=2024;ORIG=-78,5] E30 S4 W8 S27 W22 N31 $
FOP=[YR=2024;ORIG=-11,-5] E9 S26 W9 N26 $
FOP=[YR=2024;ORIG=-36,21] E17 S13 W17 N13 $
BAS=[YR=2024;ORIG=-56,9] E8 S25 S2 W8 N27 $
FUS=[YR=2024;ORIG=33,21] E8 S13 W8 N13 $
FUS=[YR=2024;ORIG=13,21] E4 S13 W4 N13 $
STR=[YR=2024;ORIG=28,17] E13 S4 W8 W5 N4 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	0	0010	OT-1	47.00	93.00	46.60	FF		1.00	1.00	1.70	4,250.00	7,225.00	336,685							
2	000130	C	SFR WATER	0	0010	OT-1	47.00	93.00	46.60	FF		1.00	1.00	1.70	4,250.00	7,225.00	336,685							

REVIEW DATE 12/13/2023 BY TW Total Acres: 0.00 Total Land Value: 673,370 Market: 0 Agricultural: 0 Common: 673,370 PRINTED 08/06/2024 BY SYS