BLOCK 3 LOT 10
OLD TOWN

BARTLETT JEANNIE S
821 GARDEN STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1580-0003-0100

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

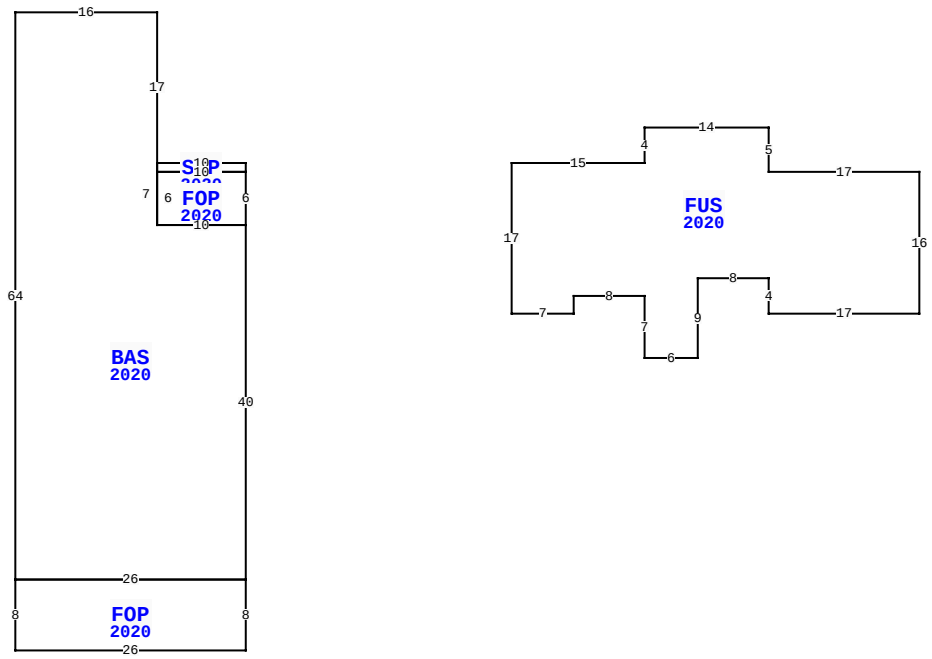
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,424	100	1,424	271,689
FOP	60	30	18	3,434
FOP	208	30	62	11,830
FUS	803	100	803	153,206
STP	10	10	1	191
TOTALS	2,505		2,308	440,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,308	128.4780	192.72	444,798	2020	2020	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2022 Heated Area: 2227 HX Base Yr 2022



821 GARDEN 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		440,350
TOTAL MARKET OB/XF VALUE		3,821
TOTAL LAND VALUE - MARKET		198,050
TOTAL MARKET VALUE		642,221
SOH/AGL Deduction		37,243
ASSESSED VALUE		604,978
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		554,978
TOTAL JUST VALUE		642,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		587,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190571	CO ISSUED	0	12/18/2020
20190571	NEW CONSTR	280,449	11/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2427/0103	1/19/2021	WD	Q	I	01	640,000
GRANTOR: MIKLAS JOEL R						
GRANTEE: BARTLETT JEANNIE S						
2297/0294	7/24/2019	QC	U	V	11	150,000
GRANTOR: MIKLAS TORIN B						
GRANTEE: MIKLAS JOEL R						

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=2020] W10 BAS=[YR=2020] N17 W16 S64 FOP=[YR=2020] S8 E26 N8 W26 $ E26 N40 FOP=[YR=2020] N6 W10 S6 E10 $ W10 N7 $ S1 E10 N1 $ PTR= E30 FUS=[YR=2020] E15 N4 E14 S5 E17 S16 W17 N4 W8 S9 W6 N7 W8 S2 W7 N17 $ W30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0855	CONC PAVER	0	100	0	0	36.00	SF	10.00	10.00	100	2020	2020	3	99	356	

LAND DESCRIPTION

TOTAL OB/XF 3,821

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	1.00	4,250.00	4,250.00	198,050							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 198,050 Market: 0 Agricultural: 0 Common: 198,050 PRINTED 08/06/2024 BY SYS