BLK 8 LOTS 11 & 12
OLD TOWN S/D UNR

BELJAN DONALD & CAROL
902 SAN FERNANDO ST
FERNANDINA BEACH, FL 32034-3161

2024

00-00-31-1580-0008-0110

BUILDING CHARACTERISTICS

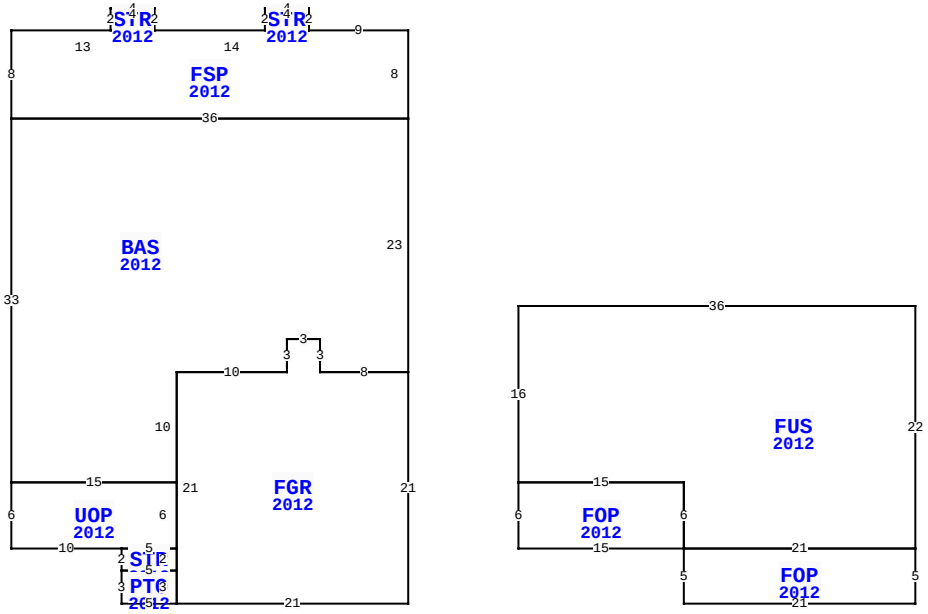
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	969	100	969	117,729
FGR	450	55	248	30,131
FOP	90	30	27	3,280
FOP	105	30	32	3,887
FSP	288	40	115	13,972
FUS	702	100	702	85,290
PTO	15	5	1	122
STR	8	10	1	122
STR	8	10	1	122
STR	10	10	1	122
TOTALS	2,735		2,115	256,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,115	102.3120	127.89	270,487	2012	2012	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2013 Heated Area: 1671 HX Base Yr 2013



** This building has 11 Sub-Areas

902 SAN FERNANDO 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		256,963
TOTAL MARKET OB/XF VALUE		9,575
TOTAL LAND VALUE - MARKET		237,660
TOTAL MARKET VALUE		504,198
SOH/AGL Deduction		294,765
ASSESSED VALUE		209,433
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		109,433
TOTAL JUST VALUE		504,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120555	SHADOWBOX FENCE	0	04/03/2012
20112068	NEW CONSTR	168,258	11/16/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1666/1880	3/12/2010	WD	U	V	12	60,000
GRANTOR: MCCARTHY KENNETH K &						
GRANTEE: BELJAN DONALD & CAR						
1525/1118	9/17/2007	WD	Q	V		138,000
GRANTOR: KENYON LESLIE J						
GRANTEE: MCCARTHY KENNETH K						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	95	3,325	
2	0855	CONC PAVER	0	100	0	0	960.00	SF	7.00	7.00	100	2012	2012	3	93	6,250	

BUILDING DIMENSIONS

FSP=[YR=2012] W9 STR=[YR=2012] N2W4S2E4$ W14 STR=[YR=2012] N2W4S2E4$ W13S8 BAS=[YR=2012] S33 UOP=[YR=2012] S6E10 STR=[YR=2012] S2 PTO=[YR=2012] S3E5 FGR=[YR=2012] E21N21W8 N3W3S3W10S21$ N3W5$ E5N2W5$ E5N6W15$ E15N10 E10N3E3S3E8N23W36$ E36N8$ PTR= S25E10 FUS=[YR=2012] S16 FOP=[YR=2012] S6 E15N6W15$ E15S6 FOP=[YR=2012] S5E21 N5W21$ E21N22W36$W10N25$.

LAND DESCRIPTION

TOTAL OB/XF 9,575

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	47.00	93.00	46.60	FF		1.00	1.00	1.20	4,250.00	5,100.00	237,660							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 237,660 Market: 0 Agricultural: 0 Common: 237,660 PRINTED 08/06/2024 BY SYS