BLK 8 LOTS 13 & 14
OLD TOWN S/D UNR

GUETHLEIN JOHN WAYNE
901 WHITE ST
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1580-0008-0130**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 | 03 | Quality Level 03 |

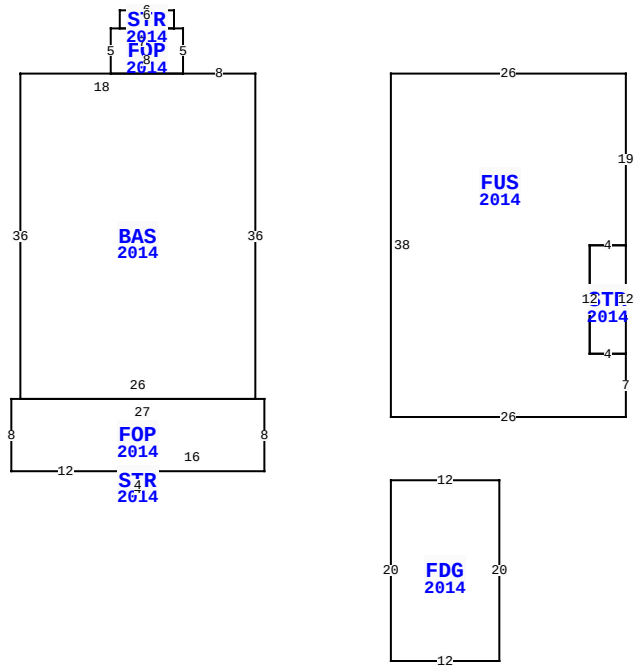
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 936 | 100 | 936 | 159,566 |
| FDG | 240 | 60 | 144 | 24,549 |
| FOP | 40 | 30 | 12 | 2,046 |
| FOP | 224 | 30 | 67 | 11,422 |
| FUS | 940 | 100 | 940 | 160,248 |
| STR | 8 | 10 | 1 | 171 |
| STR | 12 | 10 | 1 | 171 |
| STR | 48 | 10 | 5 | 852 |
| TOTALS | 2,448 | | 2,106 | 359,024 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,106 | 118.3840 | 177.58 | 373,983 | 2014 | 2014 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SFR CUST – 0% - 0 Heated Area: 1876 HX Base Yr




901 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 | 359,024 |
| TOTAL MARKET OB/XF VALUE | 74 |
| TOTAL LAND VALUE - MARKET | 237,660 |
| TOTAL MARKET VALUE | 596,758 |
| SOH/AGL Deduction | 105,026 |
| ASSESSED VALUE | 491,732 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 491,732 |
| TOTAL JUST VALUE | 596,758 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 538,641 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20141448 | MTLRF | 6,000 | 07/02/2014 |
| 20140774 | NEW CONSTR | 206,904 | 04/21/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1992/1333 | 7/16/2015 | WD | Q | I | 01 | 306,000 |
| GRANTOR: BELLACOOP FUND LLC | | | | | | |
| GRANTEE: GUETHLEIN JOHN WAYN | | | | | | |
| 1866/1942 | 6/28/2013 | WD | Q | V | 05 | 85,000 |
| GRANTOR: SYNOVUS BANK | | | | | | |
| GRANTEE: BELLACOOP FUND LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W8 FOP=[YR=2014] N5 W1 STR=[YR=2014] N2 W6 S2 E6$ W7 S5 E8$ W18 S36 FOP=[YR=2014] W1 S8 E12 STR=[YR=2014] S2 E4 N2 W4$ E16 N8 W27$ E26 N36$ PTR=E15 FUS=[YR=2014] E26 S19 STR=[YR=2014] S12 W4 N12 E4$ W4 S12 E4 S7 W26 N38$ W15$ PTR=E15 S45 FDG=[YR=2014] E12 S20 W12 N20$ N45 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 | 0810 | CONCRETE A | 0 | 0 | 3 | 4 | 12.00 | SF | 6.50 | 6.50 | 100 | 2014 | 2014 | 3 | 95 | 74 | |

## LAND DESCRIPTION

TOTAL OB/XF 74

| 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 | 1.20 | 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