BLK 17 LOTS 1 9 10 & N1/2 OF
LOTS 11 & 12 & ALL OF
UNDIVIDED BLK 35 IN OR 111/102

WEST JAMES R & VERA F L/E/
415 ESTRADA ST
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1580-0017-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

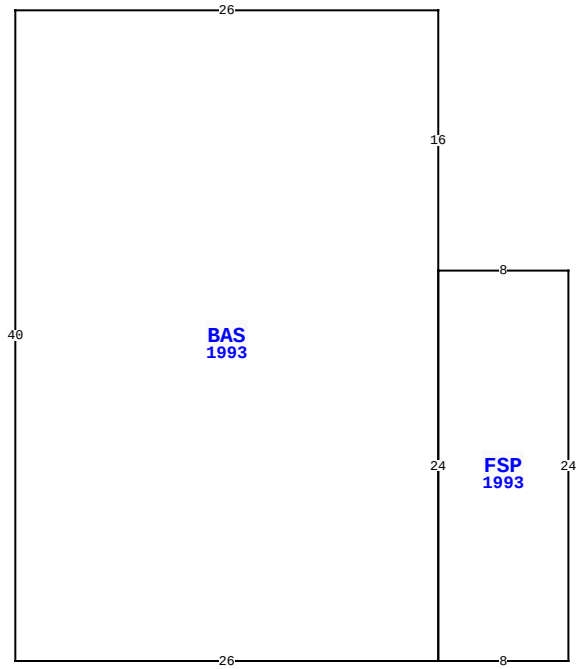
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 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 | 1,040 | 100 | 1,040 | 76,590 |
| FSP | 192 | 40 | 77 | 5,670 |
| TOTALS | 1,232 | | 1,117 | 82,260 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,117 | 96.0000 | 91.20 | 101,870 | 1935 | 1975 | 0 | 0 | 0 | 19.25 | 80.75 |

1 SINGLE FAM – 100% - 0 Heated Area: 1040 HX Base Yr




415 ESTRADA 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 | | 82,260 |
| TOTAL MARKET OB/XF VALUE | | 11,575 |
| TOTAL LAND VALUE - MARKET | | 372,500 |
| TOTAL MARKET VALUE | | 466,335 |
| SOH/AGL Deduction | | 365,708 |
| ASSESSED VALUE | | 100,627 |
| TOTAL EXEMPTION VALUE | HX HB SX | 100,000 |
| BASE TAXABLE VALUE | | 627 |
| TOTAL JUST VALUE | | 466,335 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 409,964 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20100014 | REPAIR/RRF | 2,000 | 01/06/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0923/0577 | 3/08/2000 | QC | U | I | 01 | 100 |
| GRANTOR: WEST JAMES R & VERA F | | | | | | |
| GRANTEE: WEST JAMES R & VERA | | | | | | |
| 0866/1427 | 2/08/1999 | QC | U | I | 18 | 100 |
| GRANTOR: WEST JAMES R & VERA F | | | | | | |
| GRANTEE: WEST JAMES R & VERA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=1993] W8 BAS=[YR=1993] N16 W26 S40 E26 N24 $ S24 E8 N24 $ .

## 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 | 0510 | GARAGE WD- | 0 | 100 | 55 | 17 | 935.00 | SF | 35.00 | 35.00 | 100 | 1935 | 1935 | 3 | 20 | 6,545 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 19 | 21 | 399.00 | SF | 35.00 | 35.00 | 100 | 1935 | 1935 | 3 | 20 | 2,793 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 11 | 8 | 88.00 | SF | 30.00 | 30.00 | 100 | 1935 | 1935 | 3 | 20 | 528 | |
| 4 | 0350 | CARPORT WD | 0 | 100 | 25 | 13 | 325.00 | SF | 8.58 | 8.58 | 100 | 1935 | 1935 | 3 | 20 | 558 | |
| 5 | 1242 | WD DECK A | 0 | 100 | 40 | 7 | 280.00 | SF | 10.00 | 10.00 | 100 | 1980 | 1980 | 3 | 20 | 560 | |
| 6 | 0819 | CONC 12" | 0 | 100 | 3 | 4 | 12.00 | SF | 9.50 | 9.50 | 100 | 1960 | 1960 | 3 | 20 | 23 | |
| 7 | 1242 | WD DECK A | 0 | 100 | 71 | 4 | 284.00 | SF | 10.00 | 10.00 | 100 | 1980 | 1980 | 3 | 20 | 568 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,575

| 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 | 000130 | C | SFR WATER | 100 | 0010 | OT-1 | 70.00 | 186.00 | 70.00 | FF | | 1.00 | 1.00 | 1.00 | 4,250.00 | 4,250.00 | 297,500 | | | | | | | |
| 2 | 000130 | C | SFR WATER | 100 | 0010 | OT-1 | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 372,500 Market: 0 Agricultural: 0 Common: 372,500 PRINTED 08/06/2024 BY SYS