

BLK 18 LOTS 3 & 4
IN OR 2358/1476
OLD TOWN S/D UNR

VILLA MICHAEL W & JESSICA L
921 LADIES ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1580-0018-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC 1003.00

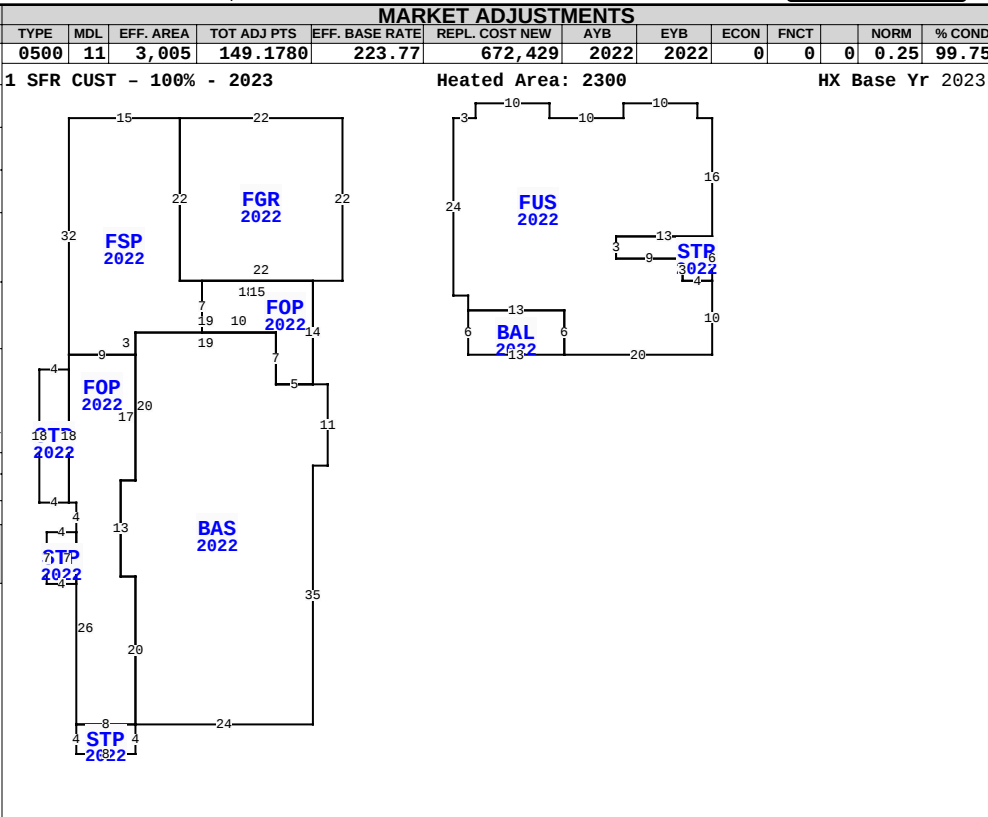
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	78	15	12	2,678
BAS	1,285	100	1,285	286,825
FGR	484	55	266	59,374
FOP	140	30	42	9,375
FOP	394	30	118	26,339
FSP	623	40	249	55,580
FUS	1,015	100	1,015	226,559
STP	28	10	3	669
STP	32	10	3	669
STP	72	10	7	1,562
TOTALS	4,202		3,005	670,748

EXTRA FEATURES

L N	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	100	0	0		1.00	UT 2,000.00	2,000.00	100	2022	2022	3	100	2,000

LAND DESCRIPTION			TOTAL OB/XF 2,000													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0010	OT-2	46.00	93.00	46.60	FF		1.00	1.00	1.00	4,250.00	4,250.00

REVIEW DATE 12/26/2022 BY TWA



** This building has 11 Sub-Areas

921 LADIES ST, FERNANDINA BEACH

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,005	149.1780	223.77	672,429	2022	2022	0	0	0.25	99.75

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
-------------------	--	-------------	---

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	670,748
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	198,050
TOTAL MARKET VALUE	870,798
SOH/AGL Deduction	42,778
ASSESSED VALUE	828,020
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	778,020
TOTAL JUST VALUE	870,798
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	803,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210973	NEW CONSTR	0	03/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2358/1476	5/04/2020	WD Q	V	05		300,000

GRANTOR: OLD TOWN PROPERTIES L
GRANTEE: VILLA MICHAEL W & J
2165/1818 12/21/2017 SW U V 11 100
GRANTOR: KAVANAUGH ANNE B
GRANTEE: OLD TOWN PROPERTIES

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W22 FSP=[YR=2022] W15 S32 FOP=[YR=2022] S2
STP=[YR=2022] W4 S18 E4 N18\$ S18 E1 S4 STP=[YR=2022] W4 S7 E4
N7\$ S26 STP=[YR=2022] S4 E8 N4 W8 \$ E8 BAS=[YR=2022] E24 N35
E2 N11 W2 FOP=[YR=2022] N14 W15 S7 E10 S7 E5\$ W5 N7 W19 S20
W2 S13 E2 S20\$ N20 W2 N13 E2 N17 W9\$ E9 N3 E19 S7E5 N14 W18
N22\$ S22 E22 N22\$ PTR=E15 FUS=[YR=2022] E3 N2E10 S2 E10 N2
E10 S2 E2 S16 STR=[YR=2022] S6 W4 N3 W9 N3 E13\$ W13 S3 E9 S3
E4 S10 W20 BAL=[YR=2022] W13 N6 E13 S6\$ N6 W13 N2 W2 N24\$
W15\$.