



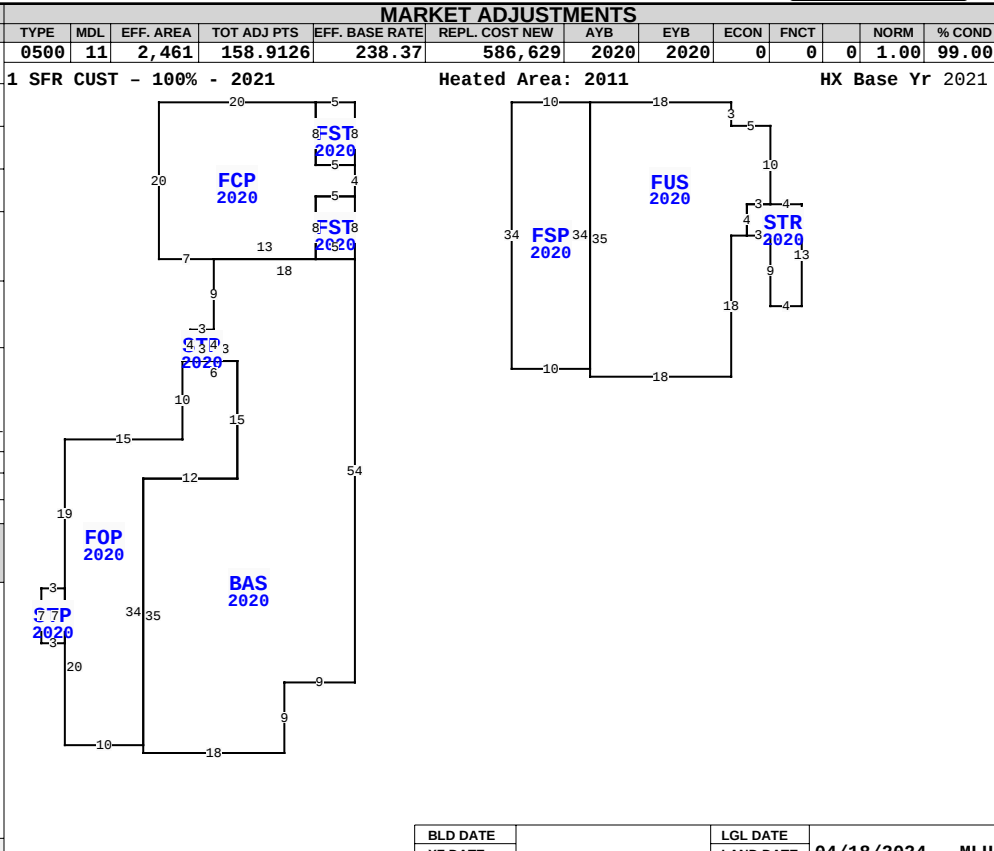
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	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
BAS	1,323	100	1,323	312,210
FCP	420	25	105	24,779
FOP	520	30	156	36,814
FSP	340	40	136	32,094
FST	40	55	22	5,192
FST	40	55	22	5,192
FUS	688	100	688	162,359
STP	12	10	1	236
STP	21	10	2	472
STR	64	10	6	1,416
TOTALS	3,468		2,461	580,763

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0825	BRICK	0 100	0	0	174.00	SF	12.50	12.50
2	0855	CONC PAVER	2 0	0	0	456.00	SF	10.00	10.00
3	0825	BRICK	0 100	0	0	110.00	SF	12.50	12.50
4	0825	BRICK	0 100	0	0	27.00	SF	12.50	12.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0010	OT-2	46.00	93.00	46.60
2	000100	C	SFR	100		OT-2	46.00	46.00	46.60



1003 LADIES ST, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		678, 532	
TOTAL MARKET OB/XF VALUE		8, 448	
TOTAL LAND VALUE - MARKET		346, 588	
TOTAL MARKET VALUE		1, 033, 568	
SOH/AGL Deduction		341, 778	
ASSESSED VALUE		691, 790	
TOTAL EXEMPTION VALUE		HX HB	50, 000
BASE TAXABLE VALUE		641, 790	
TOTAL JUST VALUE		1, 033, 568	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		941, 261	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20221942	NEW CONSTR	0	04/20/2022
20190317	NEW CONSTR	0	06/17/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2535/1342	2/02/2022	WD U	V	V	37
GRANTOR: OLD TOWN PROPERTIES L					SALE PRICE
GRANTEE: MORTON J TANDY & WA					75,000
2228/1116	10/05/2018	WD Q	V	01	115,000
GRANTOR: OLD TOWN PROPERTIES L					
GRANTEE: MORTON J TANDY & WA					

BUILDING NOTES									
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BUILDING DIMENSIONS

FST=[YR=2020] W5 FCP=[YR=2020] W20 S20 E7 BAS=[YR=2020] S9

STP=[YR=2020] W3 S4 FOP=[YR=2020] W1 S10 W15 S19

STP=[YR=2020] W3 S7 E3 N7\$ S20 E10 N34 E12 N15 W6\$ E3 N4\$ S4

E3 S15 W12 S35 E18 N9 E9 N54 FST=[YR=2020] N8 W5 S8 E5\$ W18\$

E13 N8 E5 N4 W5 N8\$ S8 E5 N8\$ PTR= E20 FSP=[YR=2020] E10

FUS=[YR=2020] E18 S3 E5 S10 STR=[YR=2020] E4 S13 W4 N9 W3 N4

E3\$ W3 S4 W2 S18 W18 N35\$ S34 W10 N34\$ W20\$.



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	03	CONC FINSH 50		
Interior Floo	13	LVT/LAMNT 40		
Interior Floo	11	CLAY TILE 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		1 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
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	489	100	489	58,303
FCP	220	25	55	6,558
FGR	459	55	252	30,046
FOP	8	30	2	238
FOP	20	30	6	715
FOP	36	30	11	1,312
STR	52	10	5	596
TOTALS	1 284		820	97 769

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	820	125.5100	119.23	97,769	2022	2022	0	0	0.00	100.00

2 SINGLE FAM - 0% - 2023

Heated Area: 489

HX Base Yr 2021

11

20

FCP
2023

24

20

13

FGR
2023

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10

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FOP
2023

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FOP
2023

13

4

STR
2023

3

13

3

6

10

3

12

3

FOP
2023

22

13

3

BAS
2023

BLD DATE

LGL DATE

01/18/2024

MLA