BLK 23 LOT 4 IN OR 2205/180
(EX PT IN OR 2139/1316 &
OR 2133/1779 & OR 2147/714 &

POWER GREG & ANDREA
1127 SOMERUELUS ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1580-0023-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

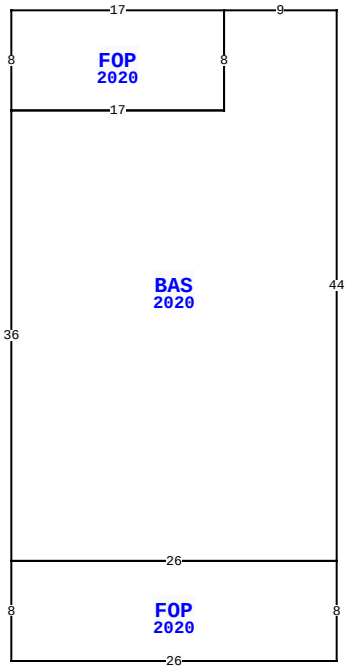
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,008	100	1,008	172,229
FOP	136	30	41	7,006
FOP	208	30	62	10,594
TOTALS	1,352		1,111	189,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,111	114.4800	171.72	190,781	2020	2021	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 1008 HX Base Yr 2023



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

1127 SOMERUELUS ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		189,827
TOTAL MARKET OB/XF VALUE		2,861
TOTAL LAND VALUE - MARKET		198,050
TOTAL MARKET VALUE		390,738
SOH/AGL Deduction		271,188
ASSESSED VALUE		119,550
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		69,550
TOTAL JUST VALUE		390,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222214	REMODEL	0	06/10/2022
20190556	WORKSHOP	0	07/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2205/0180	6/21/2018	WD	Q	V	02	62,000
GRANTOR: PEONIAS LLC						
GRANTEE: POWER GREG & ANDREA						
1064/1582	6/25/2002	PR	U	V	06	187,500
GRANTOR: FIELD STEPHEN TRUSTEE						
GRANTEE: PEONIAS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W9 FOP=[YR=2020] W17 S8 E17 N8 $ S8 W17 S36
FOP=[YR=2020] S8 E26 N8 W26 $E26 N44 $.

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	0855	CONC PAVER	0	100	0	0	289.00	SF	10.00	10.00	100	2020	2020	3	99	2,861	

LAND DESCRIPTION

TOTAL OB/XF 2,861

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-2	46.00	93.00	46.60	FF		1.00	1.00	1.00	4,250.00	4,250.00	198,050							

REVIEW DATE 07/20/2023 BY TW Total Acres: 0.00 Total Land Value: 198,050 Market: 0 Agricultural: 0 Common: 198,050 PRINTED 08/06/2024 BY SYS