

**FOX GEORGE K & MICHELE O L/E/
1524 CALHOUN ST
FERNANDINA BEACH, FL 32034**

00-00-31-1600-0004-0080

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05
23
03
03
05
11
12
03
04
02
02
03
0100
MAP NUM
NEIGHBORHOOD/LOC

AVERAGE 80
REINF CONC 20
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
CLAY TILE 50
HARDWOOD 50
CENTRAL 100
AIR DUCTED 100
3 100
2 100
WOOD FRAME 100
1. 100
0 100
DIST FB 100
NONE 100

Quality Level 03
SINGLE FAMILY
MKT AREA
1007.00

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,208113.6800108.00238,4641977199500013.8086.20

Heated Area: 1840HX Base Yr 2012

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE205,556

TOTAL MARKET OB/XF VALUE13,239

TOTAL LAND VALUE - MARKET275,000

TOTAL MARKET VALUE493,795

SOH/AGL Deduction297,882

ASSESSED VALUE195,913

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE145,913

TOTAL JUST VALUE493,795

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE435,291

PERMIT NUMDESCRIPTIONAMTISSUED

2023-0750MBATH45,00001/16/2024

20051614REPAIR/RRF3,00004/18/2005

20041634XFOB2,00009/13/2004

984450REPAIR/RRF2,10010/26/1998

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMEI/RSN CDPRICE

2367/14336/10/2020LEUI11100

GRANTOR: FOX GEORGE K & MICHEL

GRANTEE: FOX RONALD PATRICK

1770/068712/15/2011WDUI38180,000

GRANTOR: ARBO STEPHEN P

GRANTEE: FOX GEORGE K & MICH

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W7 BAS=[YR=1993] N14 W20 FOP=[YR=1993] W27 S10 E15 S4 E12 N14 \$ S14 W12 N4 W16 S4 W17 S28 E12 FOP=[YR=1993] S2 E5 N4 W5 S2\$ N2 E5 S6 E16 N4 E17 N21 E6 N7 E9\$ W9 S7 W6 S17 E22 N24\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100197719773401,400

20810CONCRETE A0100506300.00SF6.506.5010019771977328546

30810CONCRETE A0100002,135.00SF6.506.5010019801980332.54,510

40825BRICK010000665.00SF8.758.75100199319933895,179

51242WD DECK A01002727729.00SF10.0010.00100200420043221,604

TOTAL OB/XF13,239

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000006R-1105.00137.001.00LT1.001.001.00275,000.00275,000.00275,000

REVIEW DATE05/21/2024BYDJTotal Acres: 0.00Total Land Value: 275,000Market: 0Agricultural: 0Common: 275,000PRINTED 08/06/2024 BY SYS