W 83 FT OF E 215 FT OF S
136 1/2FT OF N 1/2 OF LOT 4
IN OR 2275/1509

BYRD HENRY J & BARBARA BURGESS L/E/
1514 CALHOUN ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0004-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

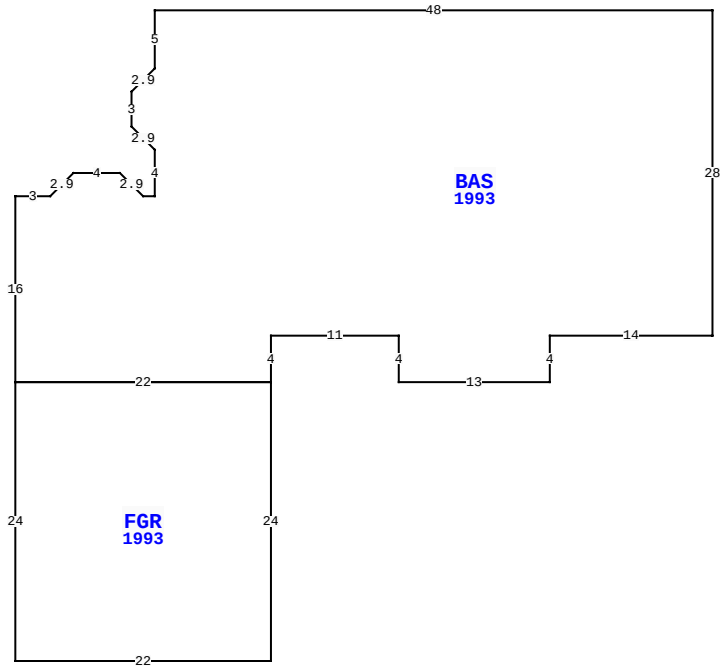
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	1,650	142,212
FGR	528	55	290	24,995
TOTALS	2,178		1,940	167,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,940	108.9760	103.53	200,848	1977	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 0 Heated Area: 1650 HX Base Yr



1514 CALHOUN ST, FERNANDINA BEACH

BLD DATE	12/12/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		167,206
TOTAL MARKET OB/XF VALUE		73,050
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		465,256
SOH/AGL Deduction		271,791
ASSESSED VALUE		193,465
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,465
TOTAL JUST VALUE		465,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131683	PAVERS	0	07/17/2013
20101094	XFOB	1,000	07/06/2010
20100412	XFOB	15,000	03/08/2010
20100413	REPAIR/RRF	1,600	03/08/2010
20100093	SWIM POOL	40,000	01/21/2010
20072047	OTHER	800	11/06/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2275/1509	5/20/2019	WD	U	I	11	100
GRANTOR: BYRD HENRY J & BARBAR						
GRANTEE: BYRD FAMILY REVOCAB						
0509/0772	1/30/1987	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S5 L2 D2 S3 D2 R2 S4 W1 U2 L2 W4 L2 D2 W3 S16 FGR=[YR=1993] S24 E22 N24 W22 $ E22 N4 E11 S4 E13 N4 E14 N28 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	40	1,400	
2	0845	KOOL DECK	0	100	12	16	192.00	SF	13.99	13.99	100	1984	1984	3	44	1,182	
3	0861	POOL GUNIT	0	100	30	12	360.00	SF	170.00	170.00	100	2010	2010	3	60	36,720	
4	0845	KOOL DECK	0	100	0	0	1,288.00	SF	13.92	13.92	100	2010	2010	3	91	16,315	
5	0845	KOOL DECK	0	100	10	16	160.00	SF	13.99	13.99	100	1984	1984	3	44	985	
6	1076	TRELLIS A	0	100	16	12	192.00	SF	7.50	7.50	100	2010	2010	3	60	864	
7	0350	CARPORT WD	0	100	16	12	192.00	SF	65.00	65.00	100	2010	2010	3	45	5,616	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2010	2010	3	45	2,250	
9	0812	CONCRETE C	0	100	0	0	1,383.00	SF	4.00	4.00	100	2013	2013	3	94	5,200	
10	0855	CONC PAVER	0	100	0	0	174.00	SF	10.00	10.00	100	2013	2013	3	94	1,636	

TOTAL OB/XF 72,168

LAND DESCRIPTION

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	0006	R-1	83.00	137.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS

W 83 FT OF E 215 FT OF S
136 1/2FT OF N 1/2 OF LOT 4
IN OR 2275/1509

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TOTAL JUST VALUE		465,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061980	REPAIR/RRF	6,800	08/24/2006
10429B	REMODEL	5,850	04/15/1997
2630	SWIM POOL	12,000	01/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2275/1509	5/20/2019	WD	U	I	11	100
GRANTOR: BYRD HENRY J & BARBAR						
GRANTEE: BYRD FAMILY REVOCAB						
0509/0772	1/30/1987	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0825	BRICK	0	100	0	0	72.00	SF	12.50	12.50	100	2013	2013	3	98	882	

LAND DESCRIPTION

TOTAL OB/XF 882

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS