E80 FT OF W253 FT OF S1/2 OF
OUTLOT 6 IN OR 1973/552
OUTLOTS SUB U/R

BREMER JOHN W REV LVG TRUST/BREMER JOHN WOOD TRUST
1521 DADE ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0006-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

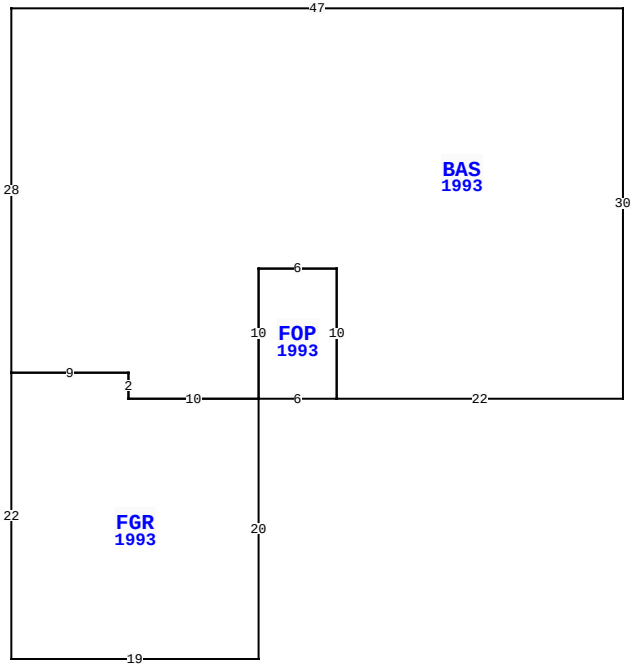
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,332	100	1,332	124,942
FGR	398	55	219	20,542
FOP	60	30	18	1,689
TOTALS	1,790		1,569	147,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,569	123.4200	117.25	183,965	1983	1983	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1332 HX Base Yr 2015



1521 DADE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		147,172
TOTAL MARKET OB/XF VALUE		7,062
TOTAL LAND VALUE - MARKET		281,250
TOTAL MARKET VALUE		435,484
SOH/AGL Deduction		267,547
ASSESSED VALUE		167,937
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,937
TOTAL JUST VALUE		435,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040317	REPAIR/RRF	2,000	02/24/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1973/0552	4/09/2015	QC	U	I	11	100
GRANTOR: BREMER JOHN WOOD FAMI						
GRANTEE: BREMER JOHN W REVOC						
1935/0212	8/27/2014	QC	U	I	11	212,000
GRANTOR: THE SECRETARY OF VETE						
GRANTEE: BREMER JOHN WOOD TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 S28 FGR=[YR=1993] S22 E19N20W10N2W9$
E9S2E10FOP=[YR=1993] E6N10W6S10$ N10E6S10E22N30$.

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	0810	CONCRETE A	0	100	0	0	1,000.00	SF	6.50	6.50	100	1983	1983	3	41	2,665	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	
3	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2002	2002	3	20	192	
4	1076	TRELLIS A	0	100	12	8	96.00	SF	7.50	7.50	100	2002	2002	3	29	209	
5	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2002	2002	3	20	384	
6	1242	WD DECK A	0	100	0	0	220.00	SF	10.00	10.00	100	2002	2002	3	20	440	
7	1243	WD DECK F	0	100	0	0	162.00	SF	4.00	4.00	100	2002	2002	3	20	130	
8	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2002	2002	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 7,062

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	80.00	167.00	1.00	LT		1.00	1.00	1.25	225,000.00	281,250.00	281,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 281,250 Market: 0 Agricultural: 0 Common: 281,250 PRINTED 08/06/2024 BY SYS