

BLOCK 10 LOT 8
IN OR 1872/1830
THE PARK PB 4/28

LBM REAL ESTATE HOLDINGS LLC
86380 EASTPORT DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1630-0010-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100	1,136	99,830
FOP	320	30	96	8,436
FUS	1,376	100	1,376	120,920
PTO	250	5	12	1,054
PTO	320	5	16	1,406
UGR	240	45	108	9,491
UOP	244	20	49	4,306
TOTALS	3,886		2,793	245,444

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	299.00	SF	6.50	6.50	
2	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	
3	1242	WD DECK A	0	0	0	0	72.00	SF	10.00	10.00	
4	0810	CONCRETE A	0	0	18	4	72.00	SF	6.50	6.50	
5	1242	WD DECK A	0	0	0	0	72.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0	0006	R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,793	119.9520	113.95	318,262	1976	1985	0	0	22.88	77.12
1 SINGLE FAM - 0% - 0											
Heated Area: 2512 HX Base Yr											

2800 ELIZABETH ST, FERNANDINA BEACH				XF DATE						LAND DATE	
				INC DATE						AG DATE	
2800 ELIZABETH ST, FERNANDINA BEACH											

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
299.00	SF	6.50	6.50	100	1976	1976	3	27	525	
32.00	SF	10.00	10.00	100	1993	1993	3	20	64	
72.00	SF	10.00	10.00	100	1993	1993	3	20	144	
72.00	SF	6.50	6.50	100	1976	1976	3	27	126	
72.00	SF	10.00	10.00	100	1993	1993	3	20	144	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										245,444	
TOTAL MARKET OB/XF VALUE										1,003	
TOTAL LAND VALUE - MARKET										400,000	
TOTAL MARKET VALUE										646,447	
SOH/AGL Deduction										208,146	
ASSESSED VALUE										438,301	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										438,301	
TOTAL JUST VALUE										646,447	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										635,364	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041137	REMODEL	14,000	06/18/2004
20021885	H/AC	3,000	11/05/2002
20020630	CHNGE SRVC	1,000	04/11/2002
97-10614	REMODEL	3,500	07/23/1997
B8970	REPAIR/RRF	1,980	04/03/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1872/1830	8/08/2013	SW	Q	I	02	250,000	
GRANTOR: VYSTAR CREDIT UNION							
GRANTEE: LBM REAL ESTATE HOL							
1842/0671	2/26/2013	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: VYSTAR CREDIT UNION							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W43 PT0=[YR=2013] W10 S32 PTO=[YR=2013] S10 E9 S4E10 N4 E2 N10 W21\$ E10 N32\$ S32 E31 UGR=[YR=2013] E12 N20 W12 S20\$ N20 E12 N12\$ PTR= E10 FOP=[YR=2013] E10 FUS=[YR=1993] E43 S32 W31 UOP=[YR=2013] S10 W8 S4 W6 N4 W8 N10 E22\$ W12 N32\$ S32 W10 N32\$ W10\$.											