LOT 6
PHOENIX WALK PB 5/55

KALMAN MICHAEL A & JUDITH M
11 ZACHARY CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1635-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

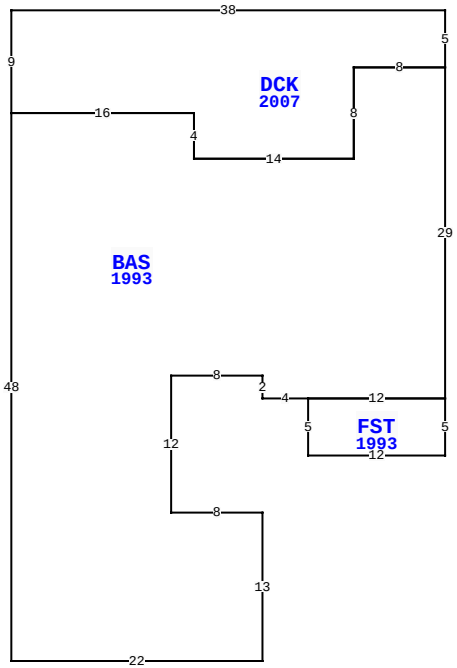
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1074.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,336	100	1,336	174,099
DCK	366	10	37	4,822
FST	60	55	33	4,300
TOTALS	1,762		1,406	183,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,406	170.3957	161.88	227,603	1984	1984	0	0	0	19.50	80.50

1 TOWNHOUSE - 100% - 2023 Heated Area: 1336 HX Base Yr 2023



11 ZACHARY CT, FERNANDINA BEACH

BLD DATE	03/27/2008 DJ	LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		183,220
TOTAL MARKET OB/XF VALUE		3,921
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		412,141
SOH/AGL Deduction		32,151
ASSESSED VALUE		379,990
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		329,990
TOTAL JUST VALUE		412,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2485/1728	8/06/2021	WD	Q	I	02	452,000
GRANTOR: DASHER LINDA						
GRANTEE: KALMAN MICHAEL A &						
1522/0598	8/30/2007	WD	Q	I		289,000
GRANTOR: SPENCE CHRISTOPHER &						
GRANTEE: EARHARDT PERNELL G						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W38 S9 BAS=[YR=1993] S48 E22 N13 W8 N12 E8 S2 E4 FST=[YR=1993] S5 E12 N5 W12$ E12 N29 W8 S8 W14 N4 W16$ E16 S4 E14 N8 E8 N5$.

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	0801	ASPHALT A	0	100	0	0	360.00	SF	3.00	3.00	100	1984	1984	3	50	540	
2	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	100	1986	1986	3	49.5	644	
3	0858	SCULP CONC	0	100	0	0	199.00	SF	13.00	13.00	100	1998	1998	3	93	2,406	
4	1126	CB/STC 8"	0	100	0	0	88.00	SF	8.00	8.00	100	1985	1985	3	47	331	

LAND DESCRIPTION

TOTAL OB/XF 3,921

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	000310	C	TOWNHOUSE2	100		R-1	39.00	104.00	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