

LOTS 41 42 & N8 FT OF 43 &
LOT 25 LESS S 28' & LOT 26
IN OR 1633/93-100 &

MUIR CELESTE HARDEE
3855 STEWART AVE
COCONUT GROVE, FL 33133

2024

00-00-31-1690-0041-0000



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	03	PLASTER 100
Interior Floop	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	04	REIN CONC 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	

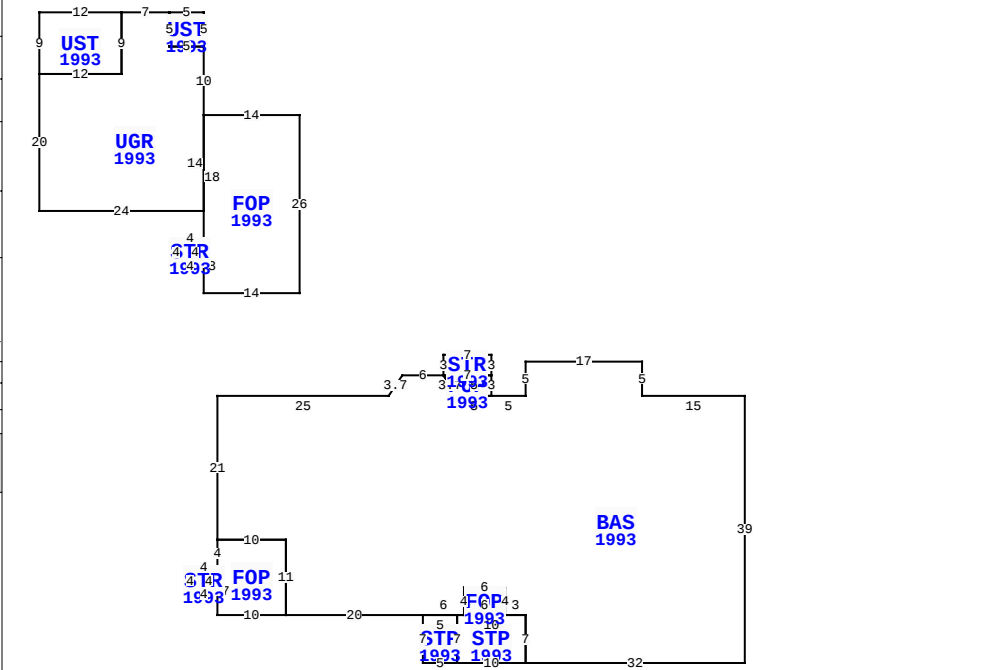
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,663	100	2,663	214,926
FOP	18	30	5	403
FOP	24	30	7	565
FOP	110	30	33	2,663
FOP	364	30	109	8,797
STP	35	10	4	323
STP	70	10	7	565
STR	16	10	2	161
STR	16	10	2	161
STR	21	10	2	161
TOTALS	4,033		3,147	253,989

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00
2	1130	REINFR	6	0	0	150	2	SF	5.75
3	0810	CONCRETE	A	0	0	52	5	SF	6.50
4	0810	CONCRETE	A	0	0	27	3	SF	6.50
5	0810	CONCRETE	A	0	0	0	0	SF	6.50

** This building has 13 Sub-Areas
21 N 15TH ST, FERNANDINA BEACH

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,147	104.8800	99.64	313,567	1951	1985	0	0	0	19.00	81.00
1 SINGLE FAM - 0% - 0 Heated Area: 2663 HX Base Yr												



NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			253,989	
TOTAL MARKET OB/XF VALUE			5,384	
TOTAL LAND VALUE - MARKET			450,000	
TOTAL MARKET VALUE			709,373	
SOH/AGL Deduction			249,668	
ASSESSED VALUE			459,705	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			459,705	
TOTAL JUST VALUE			709,373	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			698,143	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091574	REPAIR/RRF	4,104	11/17/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1652/1238	12/02/2009	WD	U	I	11	100
GRANTOR: DEVANNY ELIZABETH H						
GRANTEE: MUIR CELESTE HARDEE						
1652/1240	10/29/2009	WD	U	I	11	100
GRANTOR: DICKS ANNE H						
GRANTEE: MUIR CELESTE HARDEE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W15N5W17S5 W5FOP=[YR=1993] N3 STR=[YR=1993] N3W7S3E7\$ W7 D3 R2 E5\$ W5 L2 U3 W6 L2 D3 W25 S21 FOP=[YR=1993] S4 STR=[YR=1993] W4S4E4N4\$ S7E10N11W10\$ E10S11 E20 STP=[YR=1993] S7E5 STP=[YR=1993] E10N7W10 S7\$ N7W5\$ E6 FOP=[YR=1993] E6N4W6S4\$ N4E6S4E3S7E32N39\$ PTR=W65N15 FOP=[YR=1993] N26W14 UGR=[YR=1993] N10 UST=[YR=1993] N5W5S5E5\$ W5N5W7 UST=[YR=1993] W12 S9E12N9\$ S9W12S20 E24N14\$ S18 STR=[YR=1993] W4S4E4N4\$ S8E14\$ E65S15\$.									

LAND DESCRIPTION										TOTAL OB/XF										5,384						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0006	R-1	130.00	195.00	1.00	LT		1.00	1.00	2.00	225,000.00	450,000.00	450,000									