

LOT 23 (EX S0 6 FT) &
S 6 FT OF LOT 24
IN OR 421/451 & OR 426/630

TUTEN FRANK DAVID
843 MARY ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1700-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	994	100	994	121,819
HXB	132	100	132	16,177
HXB	1,368	100	1,368	167,655
HXG	242	55	133	16,300
HXP	288	30	86	10,539
HXP	288	30	86	10,539

TOTALS	3,312		2,799	343,031
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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	100	45	32	1,440.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	0	0	682.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	
4	1242	WD DECK A	0	100	10	36	360.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000800	C	MULTI-FAM	100	0006	R-2	60.00	100.00	1.00	LT	

REVIEW DATE	04/03/2024	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,799	110.7840	138.48	387,606	1985	2000	0	0	11.50	88.50
1 DUPLEX - 64.5% - 0											
Heated Area: 2494											
HX Base Yr											
APT 1993 HXG 1993 HXB 1993 HXP 1993 HXB 1993 HXP 1993											

843 MARY ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

TOTAL OB/XF											
9,675											

Total Acres:	0.00	Total Land Value:	300,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
343,031											
TOTAL MARKET OB/XF VALUE											
9,675											
TOTAL LAND VALUE - MARKET											
300,000											
TOTAL MARKET VALUE											
652,706											
SOH/AGL Deduction											
416,698											
ASSESSED VALUE											
236,008											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
186,008											
TOTAL JUST VALUE											
652,706											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
639,196											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090180	REPLACE SDG & WIN	2,000	02/10/2009
20051352	REROOF W/30YR SHN	4,000	03/03/2005
5677	ADDITION	1,200	11/01/1989
3151	NEW CONSTR	65,800	01/10/1985

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0424/0690	6/01/1984	WD	U	V		100	
GRANTOR:							
GRANTEE:							
0322/0057	9/01/1980	QC	U	V		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
APT=[YR=1993] W36 S38 HXP=[YR=1993] S8 E36 N8 HXB=[YR=1993] N22 W6 HXG=[YR=1993] W11 S22 E11 N22 \$ S22 E6 \$ W36 \$ E19 N22 E17 N16\$ PTR= E15 HXB=[YR=1993] E36 S38 HXP=[YR=1993] S8 W36 N8 E36 \$ W36 N38 \$ W15 \$.											