PT OF LOT 56 & PT SEC 9-3N-29
IN OR 2573/333 &
LOT 56-B IN OR 550/289

FARMER LAURA L L/E/
847 LAURA ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1700-0056-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

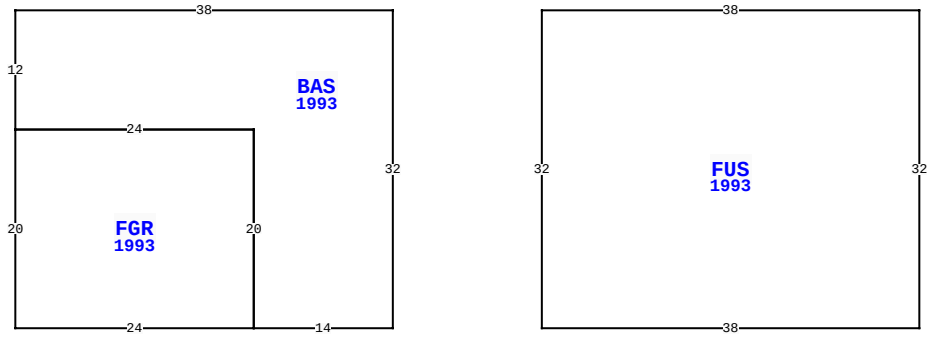
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	04	REIN CONC 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	736	100	736	84,291
FGR	480	55	264	30,235
FUS	1,216	100	1,216	139,263
TOTALS	2,432		2,216	253,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,216	109.0740	136.34	302,129	1983	1990	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 0 Heated Area: 1952 HX Base Yr



847 LAURA ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		253,788
TOTAL MARKET OB/XF VALUE		7,776
TOTAL LAND VALUE - MARKET		690,000
TOTAL MARKET VALUE		951,564
SOH/AGL Deduction		694,514
ASSESSED VALUE		257,050
TOTAL EXEMPTION VALUE	HX HB VX VP WX	138,820
BASE TAXABLE VALUE		118,230
TOTAL JUST VALUE		951,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		940,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110002	TANKLESS WTR HTR	400	01/03/2011
20102200	GAS FOR WTR HTR	300	12/29/2010
20053224	H/AC	3,000	12/21/2005
20040235	REPLACE SUN DECK	9,000	02/11/2004
20020790	REROOF	4,000	05/08/2002
2273	NEW CONSTR	60,000	07/24/1983

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/0333	6/23/2022	WD	U	I	11	100
GRANTOR: FARMER CLAUDE S JR &						
GRANTEE: FARMER JAMES LYELL						
0403/0103	10/01/1983	WD	Q	I		92,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S12 FGR=[YR=1993] S20 E24 N20 W24$ E24 S20 E14 N32 $ PTR= E15 FUS=[YR=1993] E38 S32 W38 N32 $ W15 $.

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	88	16	1,408.00	SF	6.50	6.50	100	1983	1983	3	41	3,752	
2	0810	CONCRETE A	0	100	15	5	75.00	SF	6.50	6.50	100	1983	1983	3	41	200	
3	0810	CONCRETE A	0	100	4	6	24.00	SF	6.50	6.50	100	1983	1983	3	41	64	
4	1241	WD DECK G	0	100	0	0	353.00	UT	23.00	23.00	100	2004	2004	3	36	2,923	
5	1242	WD DECK A	0	100	0	0	116.00	SF	10.00	10.00	100	1993	1993	3	20	232	
6	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2003	2003	3	21	605	

LAND DESCRIPTION

TOTAL OB/XF 7,776

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		R-2	70.00	150.00	1.00	LT		1.00	1.00	1.30	300,000.00	390,000.00	390,000							
2	000100	C	SFR	100	0006	R-2	60.00	130.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 690,000 Market: 0 Agricultural: 0 Common: 690,000 PRINTED 08/06/2024 BY SYS