

BLOCK 1 LOT 8
IN OR 593/1163 & OR 591/1149
SOUTH BEACH SUB PB 3/11

BELL EUGENE DR D JR & LINDA L
PO BOX 16659
FERNANDINA BEACH, FL 32035

2024

00-00-31-1720-0001-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

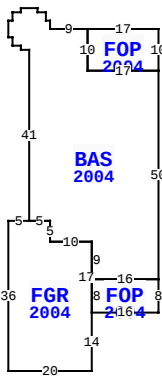
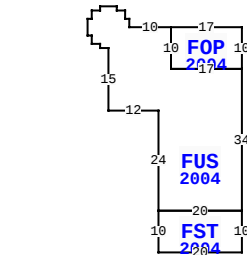
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,590	100	1,590	239,787
FGR	670	55	368	55,498
FOP	128	30	38	5,730
FOP	170	30	51	7,692
FOP	170	30	51	7,692
FST	200	55	110	16,589
FUS	1,010	100	1,010	152,317
TOTALS	3,938		3,218	485,304

L N	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	0855	CONC PAVER	0	100	0	0	876.00	SF	7.00	7.00	100	2014	2014	3	95	5,825	
2	0855	CONC PAVER	0	100	0	0	127.00	SF	7.00	7.00	100	2014	2014	3	95	845	
3	1242	WD DECK A	0	100	12	17	204.00	SF	10.00	10.00	100	2004	2004	3	22	449	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
5	0415	BEACHWALK	0	100	310	4	1,210.00	SF	11.50	11.50	100	2004	2004	3	22	3,061	

LAND DESCRIPTION			TOTAL OB/XF 13,260														
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
1	000120	C	SFR OCN FT	100		R-3	50.00	300.00	50.00	FF		1.00	1.00	1.25	16,500.00	20,625.00	1,031,250

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,218	111.0900	166.64	536,248	2004	2004	0	0	9.50	90.50
1 SFR CUST - 100% - 2006				Heated Area: 2600				HX Base Yr 2006			



NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 2										Tax Dist:		
BUILDING MARKET VALUE										485,304		
TOTAL MARKET OB/XF VALUE										13,260		
TOTAL LAND VALUE - MARKET										1,031,250		
TOTAL MARKET VALUE										1,529,814		
SOH/AGL Deduction										820,008		
ASSESSED VALUE										709,806		
TOTAL EXEMPTION VALUE										50,000		
BASE TAXABLE VALUE										659,806		
TOTAL JUST VALUE										1,529,814		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										1,414,677		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0765	REP DUNEWA	45,000	01/22/2024
20052466	OTHER	1,000	08/16/2005
B9610060	XFOB	1,700	09/26/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0593/1163	3/28/1990	WD	U	I			100
GRANTOR: PILKINTON MARY A							
GRANTEE: BELL EUGENE DR D JR							
0591/1149	3/02/1990	QC	Q	I			115,000
GRANTOR: PILKINTON LYDIA V							
GRANTEE: BELL EUGENE DR D JR							

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2004] W17 BAS=[YR=2004] W09 N2 W1 N2 W1 W4 S1 W2 S2 W1 S4 E1 S2 E2 S1 E2 S41 FGR=[YR=2004] W5 S36 E20 N14 FOP=[YR=2004] E16 N8 W16 S8\$ N17 W10 N5 W5\$ E5 S5 E10 S9 E16 N50 W17 N10\$ S10 E17 N10\$ PTR=N15 FST=[YR=2004] N10 FUS=[YR=2004] N24 W12 N15 W2 N1 W2 N2 W1 N4 E1 N2 E2 N1 E4 S1 E2 S2 E1 S2 E10 FOP=[YR=2004] E17 S10 W17 N10\$ S10 E17 S34 W20\$ E20 S10 W20\$ S15\$.									