

BLOCK 10 LOT 6
PT OR 993/1183
ESMT OR 1709/326

ISLAND ART ASSOCIATION INC
P O BOX 17251
FERNANDINA BEACH, FL 32035

2024

00-00-31-1800-0010-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	05	AVERAGE 20
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 90
Interior Wall	05	DRYWALL 10
Interior Floor	14	CARPET 70
Interior Floor	07	CORK/VTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	9	100
Frame	02	WOOD FRAME 100
Story Height	10	100
RMS	7	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	QWERTYCCeY00 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	187	100	187	13,428
BAS	2,316	100	2,316	166,301
BAS	128	100	128	9,191
CAN	55	30	16	1,149
TOTALS	2,686		2,647	190,068

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1101	04	2,647	100.7760	143.61	380,136	1946	1980	0	0	0	50.00	50.00	
1 RETAILSTOR - 0% - 0 Heated Area: 2631 HX Base Yr													
18 N 2ND ST, FERNANDINA BEACH													
BLD DATE		12/04/2018		KK		LGL DATE							
XF DATE		12/04/2018		KK		LAND DATE							
INC DATE						AG DATE							

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0978	SECURTY LT	0	0	0	0	10.00	UT	225.00	225.00	100	2001	2001
2	0446	BOX FNC 6'	0	0	0	0	12.00	LF	20.00	20.00	100	2001	2001
3	0962	SKYLIGHT	0	0	0	0	2.00	UT	250.00	250.00	100	2001	2001

Q	% COND	OB/XF MKT VALUE	NOTES
3	55	1,238	
3	20	48	
3	80	400	
TOTAL OB/XF 1,686			

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	001100	C	STORE 1FLR	0	0003	C-3	25.00	125.00	3,125.00	SF		1.00	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	60.00	60.00	187,500							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		190,068	
TOTAL MARKET OB/XF VALUE		1,686	
TOTAL LAND VALUE - MARKET		187,500	
TOTAL MARKET VALUE		379,254	
SOH/AGL Deduction		78,822	
ASSESSED VALUE		300,432	
TOTAL EXEMPTION VALUE		10	300,432
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		379,254	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		384,665	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142128	REPAIR/RRF	1,925	10/01/2014
20111605	OTHER	875	09/13/2011
20110980	REPAIR/RRF	4,700	06/16/2011
20110877	H/AC	10,000	06/02/2011
20110813	REMODEL	8,000	05/25/2011
20101389	H/AC	8,000	08/19/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0993/1183	6/22/2001	WD	Q	I		380,000	
GRANTOR: DEVRIES MARGARET A							
GRANTEE: ISLAND ART ASSOCIAT							
0685/0394	7/21/1993	WD	U	I	05	40,000	
GRANTOR: MIAMI MORTGAGE ASSOC							
GRANTEE: CARTER MARGARET A							

BUILDING NOTES													
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BUILDING DIMENSIONS													
AOF=[YR=1993] W17 S11 BAS=[YR=1993] W6 S68 CAN=[YR=2011] W5 S11 E5 N11\$ S44 E23 N41 W11 N12 E11 N17 BAS=[YR=2010] N32 W4 S32 E4\$ W4 N32 E4 N10 W17\$ E17 N11\$.													