BLOCK 17 LOTS 25 THRU 30 &
PT LOTS 2 & 3
IN OR 2545/747

HALL CHARLES G
315 CALHOUN ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0017-0250

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

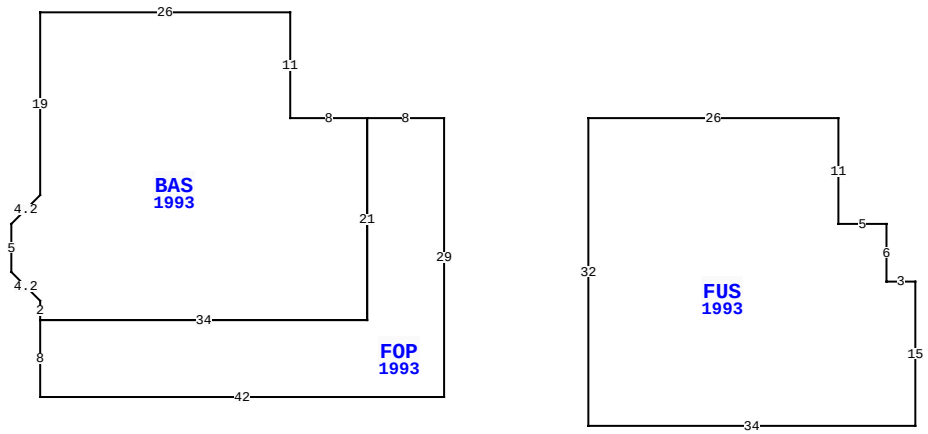
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1,024	130,601
FOP	504	30	151	19,259
FUS	982	100	982	125,244
TOTALS	2,510		2,157	275,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,157	120.3930	150.49	324,607	1900	1990	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 2004 Heated Area: 2006 HX Base Yr 2004



315 CALHOUN ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		324,321
TOTAL MARKET OB/XF VALUE		2,745
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		927,066
SOH/AGL Deduction		591,899
ASSESSED VALUE		335,167
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		280,167
TOTAL JUST VALUE		927,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		911,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112101	REROOF W/30YR SHN	9,000	11/21/2011
20081745	DEMOLISH EXT.STAI	100	11/25/2008
984093	REMODEL AFTER FIR	13,500	08/05/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/0747	2/22/2022	QC	U	V	11	100
GRANTOR: HALL CHARLES G						
GRANTEE: HALL CHARLES G & RU						
2030/0143	2/18/2016	QC	U	I	11	227,500
GRANTOR: HALL CHARLES G & ANNE						
GRANTEE: HALL CHARLES G						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W8 BAS=[YR=1993] W8 N11 W26 S19 D3 L3 S5
R3 D3 S2 E34 N21 $S21 W34 S8 E42 N29 $ PTR= E15
FUS=[YR=1993] E26 S11 E5 S6 E3 S15 W34 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	0940	SHEDS/PORT	0	100	11	16	176.00	SF	20.10	20.10	100	1960	1960	3	20	708	
2	0350	CARPORT WD	0	100	11	16	176.00	SF	13.00	13.00	100	1960	1960	3	20	458	
3	0810	CONCRETE A	0	100	12	28	336.00	SF	6.50	6.50	100	1978	1978	3	29	633	
4	0819	CONC 12"	0	100	3	12	36.00	SF	9.50	9.50	100	1970	1970	3	21	72	
5	1241	WD DECK G	0	100	35	4	140.00	UT	11.50	11.50	100	1980	1980	3	20	322	
6	0810	CONCRETE A	0	100	0	0	117.00	SF	6.50	6.50	100	1957	1957	3	20	152	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1910	1910	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 2,745

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	0006	R-2	50.00	125.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							
2	000100	C	SFR	100	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000							

REVIEW DATE 05/16/2019 BY DJ Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/06/2024 BY SYS

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PT LOTS 2 & 3
IN OR 2545/747

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315 CALHOUN ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0017-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

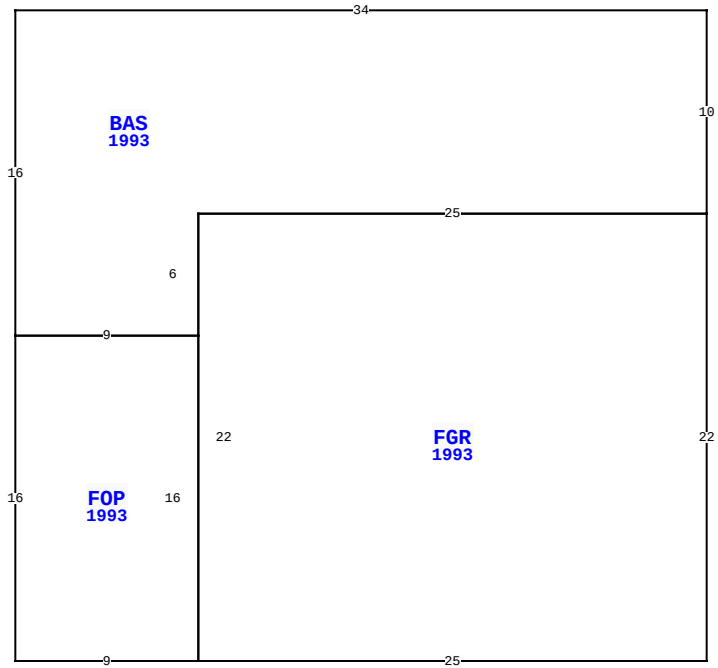
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	394	100	394	26,240
FGR	550	55	302	20,113
FOP	144	30	43	2,864
TOTALS	1,088		739	49,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	739	89.3000	84.84	62,697	1958	1980	0	0	0	21.50	78.50

2 SINGLE FAM – 100% - 2004 Heated Area: 394 HX Base Yr 2004



315 CALHOUN ST, FERNANDINA BEACH

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PREVIOUS YEAR MKT VALUE		911,947

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GRANTOR: HALL CHARLES G & ANNE						
GRANTEE: HALL CHARLES G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S16 FOP=[YR=1993] S16 E9 FGR=[YR=1993]
E25 N22 W25 S22 $ N16 W9 $ E9 N6 E25 N10 $.

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	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/16/2019 BY DJ Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/06/2024 BY SYS