BLOCK 26 LOT E1/2 OF 16
IN OR 952/488
CITY OF FDNA BEACH

CORY JOAN A
PO BOX 711
FERNANDINA BEACH, FL 32035-0711

2024

00-00-31-1800-0026-0161

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

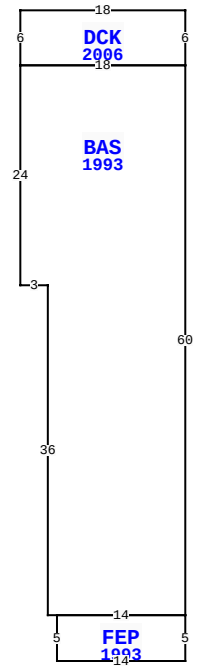
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	02	MIN PLYWD 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	972	100	972	115,760
DCK	108	10	11	1,310
FEP	70	80	56	6,670
TOTALS	1,150		1,039	123,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,039	112.7520	140.94	146,437	1900	1990	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2002 Heated Area: 972 HX Base Yr 2002



408 BEECH 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		123,739
TOTAL MARKET OB/XF VALUE		69
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		223,808
SOH/AGL Deduction		153,154
ASSESSED VALUE		70,654
TOTAL EXEMPTION VALUE	HX HB SX	70,654
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		223,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091566	OTHER	800	11/17/2009
20061265	FOUNDATION	200	06/06/2006
20052129	XFOB	1,000	07/05/2005
20032731	XFOB	1,000	03/20/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0952/0488	10/04/2000	SD	U	I	06	0
GRANTOR: CAMPBELL CHRISTINE SP						
GRANTEE: CORY JOAN A						
0941/1462	7/20/2000	WD	U	I	01	17,500
GRANTOR: CORY JOAN A ET AL						
GRANTEE: CORY JOAN						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2006] W18 S6 BAS=[YR=1993] S24 E3 S36 E1
FEP=[YR=1993] S5 E14 N5 W14 $ E14 N60 W18 $ E18 N6 $.

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	1243	WD DECK F	0	100	4	8	32.00	SF	8.00	8.00	100	2006	2006	3	27	69	

LAND DESCRIPTION

TOTAL OB/XF 69

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	25.00	100.00	25.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS