

BLOCK 27 N45 FT OF LOT 4
IN OR 1896/500
CITY OF FDNA BEACH

DOC SS FLORIDA INVESTMENTS LLC
85109 HARTS RD
YULEE, FL 32097

2024

00-00-31-1800-0027-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	12
Roof Cover	03
Interior Wall	05
Interior Floo	12
Air Condition	03
Heating Type	04
Bedrooms	2
Bathrooms	1
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	02
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	84,621
FOP	96	30	29	3,652
USP	96	30	29	3,652
TOTALS	864		730	91,925

EXTRA FEATURES	
L N	OB/XF CODE
1	0819
2	0825

LAND DESCRIPTION	
L N	USE CODE
1	000100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	730	121.0110	151.26	110,420	1941	1985	0	0	0	16.75
1 SNGL FAM - 0% - 0											
Heated Area: 672											
HX Base Yr											
216 S 5TH ST, FERNANDINA BEACH											
BLD DATE 03/03/2023 NW											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
TOTAL OB/XF 518											

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	0819	CONC 12"	0	0	3	8	24.00	SF	9.50	9.50	100	1995	1995	3	70	160	
2	0825	BRICK	0	0	15	3	45.00	SF	8.75	8.75	100	1995	1995	3	91	358	

LAND DESCRIPTION	
L N	USE CODE
1	000100

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	91,925
TOTAL MARKET OB/XF VALUE	518
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	262,443
SOH/AGL Deduction	48,583
ASSESSED VALUE	213,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,860
TOTAL JUST VALUE	262,443
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040990	REMODEL	1,000	06/02/2004
20040877	H/AC	4,000	05/10/2004
990762	REPAIR/RRF	1,800	06/30/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1896/0500	1/01/2014	QC	U	I	11
GRANTOR: SAVEDOFF STUART					
GRANTEE: DOC SS FLORIDA INVE					
1022/1468	12/04/2001	WD	Q	I	
GRANTOR: MAYO WILLIAM E & LILA					
GRANTEE: SAVEDOFF STUART					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993]	W4 USP=[YR=1993]
FOP=[YR=1993]	S6 E16 N6 W16 \$ E16 N28 \$.