BLOCK 27 E35 1/2 FT OF LOT 8
IN OR 2089/1271
CITY OF FDNA BEACH

NEWMAN KERRY
10793 ASHTON AVE #5
LOS ANGELES, CA 90024

**2024**

**00-00-31-1800-0027-0080**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

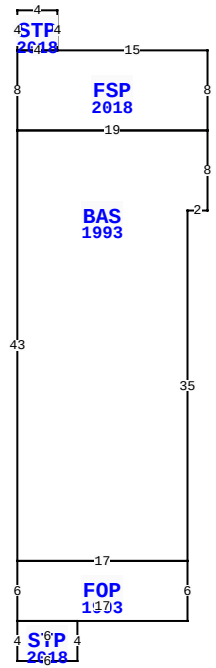
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 06 | CUST PANEL 70 |
| Interior Wall | 05 | DRYWALL 30 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 05 | Quality Level 05 |
| 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 | 747 | 100 | 747 | 136,584 |
| FOP | 102 | 30 | 31 | 5,668 |
| FSP | 152 | 40 | 61 | 11,153 |
| STP | 16 | 10 | 2 | 366 |
| STP | 24 | 10 | 2 | 366 |
| TOTALS | 1,041 | | 843 | 154,136 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | PD | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 843 | 143.6270 | 136.45 | 115,027 | 1930 | 2010 | 0 | 0 | 134 | 6.50 | 134.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 747 HX Base Yr




511 CEDAR 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 | 154,136 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 154,000 |
| TOTAL MARKET VALUE | 308,136 |
| SOH/AGL Deduction | 74,848 |
| ASSESSED VALUE | 233,288 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 233,288 |
| TOTAL JUST VALUE | 308,136 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 300,422 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20171349 | REMODEL | 125,000 | 05/03/2017 |
| 20170733 | DEMO INT | 4,000 | 03/14/2017 |
| 984537 | REPAIR/RRF | 1,000 | 11/17/1998 |
| 9968 | REPAIR/RRF | 1,000 | 08/09/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2089/1271 | 12/15/2016 | WD | U | I | 11 | 100 |
| GRANTOR: CHAMPION WALTER LEWIS | | | | | | |
| GRANTEE: NEWMAN KERRY | | | | | | |
| 1752/0820 | 8/19/2011 | QC | U | I | 11 | 100 |
| GRANTOR: CHAMPION DOROTHY CLAR | | | | | | |
| GRANTEE: CHAMPION WALTER LEW | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2018] W15 STP=[YR=2018] N4 W4 S4 E4$ W4 S8
BAS=[YR=1993] S43 FOP=[YR=1993] S6 STP=[YR=2018] S4 E6 N4
W6$ E17N6 W17$ E17 N35 E2 N8 W19$ E19 N8 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0 | 0006 | R-2 | 35.00 | 100.00 | 35.00 | FF | | 1.00 | 1.00 | 1.10 | 4,000.00 | 4,400.00 | 154,000 | | | | | | | |

REVIEW DATE 04/22/2024 BY KBA Total Acres: 0.00 Total Land Value: 154,000 Market: 0 Agricultural: 0 Common: 154,000 PRINTED 08/06/2024 BY SYS