BLOCK 33 LOT 8
CITY OF FDNA BEACH

WRIGHT DENNIS A
508 DADE ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0033-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

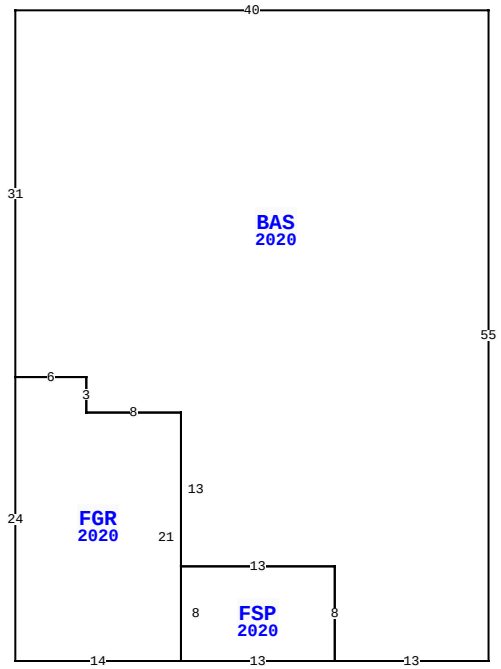
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	1,784	293,618
FGR	312	55	172	28,308
FSP	104	40	42	6,913
TOTALS	2,200		1,998	328,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,998	133.6720	167.09	333,846	2020	2020	0	0	0	1.50	98.50

2 SNGL FAM – 50% - 2024 Heated Area: 1784 HX Base Yr 2024



508 DADE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		328,838
TOTAL MARKET OB/XF VALUE		12,444
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		541,282
SOH/AGL Deduction		133,020
ASSESSED VALUE		408,262
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		358,262
TOTAL JUST VALUE		541,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190158	NEW CONSTR	0	03/26/2019
20052268	DEMOLITION	3,000	07/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2717/1669	6/06/2024	SW	U	I	11	100
GRANTOR: WRIGHT DENNIS &						
GRANTEE: WRIGHT DENNIS A						
2471/0692	6/15/2021	WD	Q	I	01	589,900
GRANTOR: TAYLOR STEVE A & LYND						
GRANTEE: WRIGHT DENNIS & JEF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 S31 FGR=[YR=2020] S24 E14 FSP=[YR=2020] E13 N8 W13 S8 $ N21 W8 N3 W6 $ E6 S3 E8 S13 E13 S8 E13 N55$.

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	0855	CONC PAVER	0	50	0	0	971.00	SF	10.00	10.00	100	2020	2020	3	99	9,613	
2	0855	CONC PAVER	0	50	0	0	286.00	SF	10.00	10.00	100	2020	2020	3	99	2,831	

LAND DESCRIPTION

TOTAL OB/XF 12,444

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	50	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 11/23/2020 BY RK Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS