BLOCK 33 LOT 9
IN OR 2072/1096
CITY OF FDNA BEACH

BIBB BRIAN J & KIMBERLY
510 DADE ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0033-0090

BUILDING CHARACTERISTICS

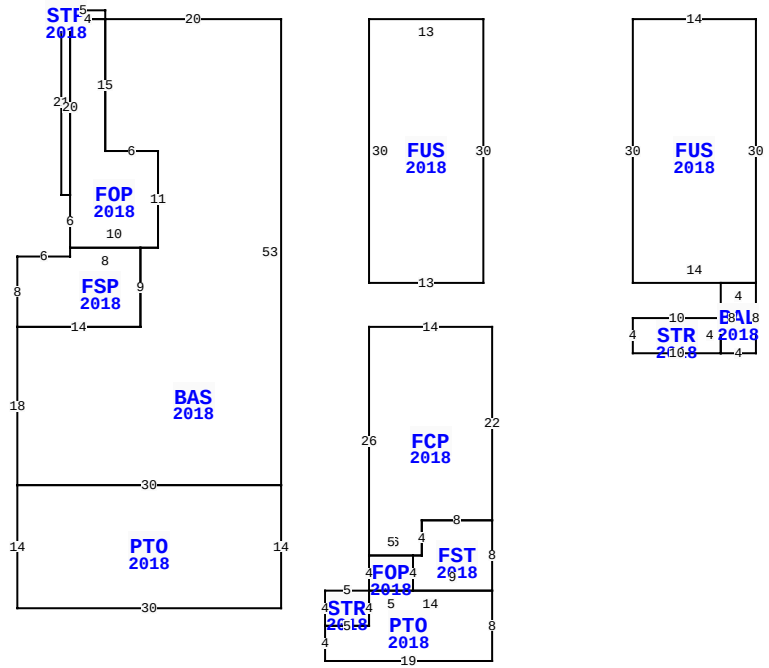
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01
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
BAL	32	15	5	1,054
BAS	1,138	100	1,138	239,799
FCP	332	25	83	17,490
FOP	20	30	6	1,264
FOP	170	30	51	10,747
FSP	120	40	48	10,115
FST	68	55	37	7,797
FUS	390	100	390	82,181
FUS	420	100	420	88,502
PTO	132	5	7	1,475
TOTALS	3,327		2,214	466,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	12	2,214	172.0174	215.02	476,054	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2023 Heated Area: 1948 HX Base Yr 2023



** This building has 14 Sub-Areas

510 DADE ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		466,533
TOTAL MARKET OB/XF VALUE		30,099
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		696,632
SOH/AGL Deduction		198,603
ASSESSED VALUE		498,029
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		448,029
TOTAL JUST VALUE		696,632
NCON VALUE		27,375
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		623,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190544	SWIM POOL	30,000	03/31/2020
20172968	NEW CONSTR	0	11/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2542/1804	3/01/2022	WD	Q	I	02	1,000,000
GRANTOR: SMITH TINA CROSBY & J						
GRANTEE: BIBB BRIAN J & KIMB						
2072/1096	9/16/2016	WD	Q	V	01	110,000
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: SMITH TINA CROSBY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W20 STP=[YR=2018] N1 W5 S21 E1 FOP=[YR=2018] S6 FSP=[YR=2018] S1 W6 S8 E14 N9 W8$ E10 N11 W6 N15 W4 S20$ N20 E4$ S15 E6 S11 W2 S9 W14 S18 PTO=[YR=2018] S14 E30 N14 W30$ E30 N53$ PTR=E10 FUS=[YR=2018] E13 S30 W13 N30$ W10$ PTR=E10 S35 FCP=[YR=2018] E14 S22 FST=[YR=2018] S8 PTO=[YR=2018] S8 W19 N4 STR=[YR=2018] N4 E5 S4 W5$ E5 N4 FOP=[YR=2018] N4 E5 S4 W5$ E14$ W9 N4 E1 N4 E8$ W8 S4 W6 N26$ W10 N35$ PTR=E40 FUS=[YR=2018] E14 S30 BAL=[YR=2018] S8 W4 STR=[YR=2018] W10 N4 E10 S4$ N8 E4$ W14 N30$ W40$.

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	0810	CONCRETE A	0	100	0	0	432.00	SF	6.50	6.50	100	2018	2018	3	97	2,724	
2	0861	POOL GUNIT	0	100	0	0	160.00	SF	85.00	85.00	100	2024	2023		100	13,600	
3	0855	CONC PAVER	0	100	0	0	380.00	SF	10.00	10.00	100	2024	2023		100	3,800	
4	0911	SCRN RM A	0	100	0	0	570.00	SF	17.50	17.50	100	2024	2023		100	9,975	

LAND DESCRIPTION

TOTAL OB/XF 30,099

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	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 02/27/2024 BY TWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS