BLK 41 LOT S 1/2 OF 5
IN OR 1877/813
CITY OF FDNA BEACH

FRENCH L W & BEVERLY A
1923 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0041-0052

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

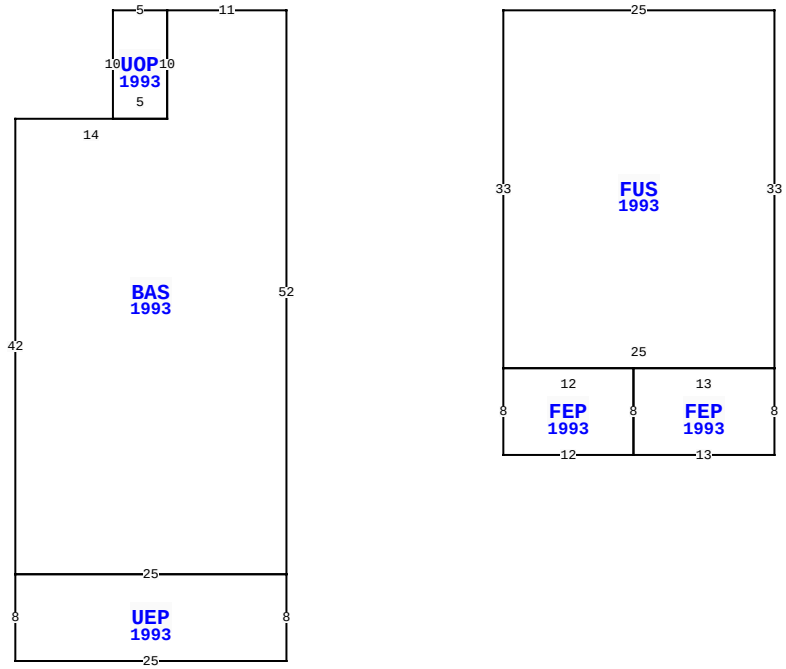
DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	1,160	76,137
FEP	96	80	77	5,054
FEP	104	80	83	5,448
FUS	825	100	825	54,149
UEP	200	60	120	7,876
UOP	50	20	10	657
TOTALS	2,435		2,275	149,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	01	2,275	92.1200	131.27	298,639	1900	1950	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 1985 HX Base Yr



131 S 8TH ST, FERNANDINA BEACH

BLD DATE	01/23/2018	KK	LGL DATE	
XF DATE	01/23/2018	KK	LAND DATE	01/23/2018 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	149,320
TOTAL MARKET OB/XF VALUE	3,556
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	377,876
SOH/AGL Deduction	152,303
ASSESSED VALUE	225,573
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,573
TOTAL JUST VALUE	377,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	382,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060584	REPAIR/RRF	4,543	03/21/2006
9189-B	REPAIR/RRF	2,000	07/11/1995
8434	REPAIR/RRF	2,000	07/13/1994
7476	REPAIR/RRF	2,000	12/22/1992
5373	REPAIR/RRF	0	05/16/1989
4836	REPAIR/RRF	500	01/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1877/0813	9/05/2013	WD	U	I	11	100
GRANTOR: FRENCH L W & BEVERLY						
GRANTEE: FRENCH EVELYN SUE						
0139/0076	1/01/1973	WD	Q	I		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 UOP=[YR=1993] W5 S10 E5 N10$ S10 W14 S42 UEP=[YR=1993] S8 E25 N8 W25$ E25 N52$ PTR=E20 FUS=[YR=1993] E25 S33 FEP=[YR=1993] S8 W13 FEP=[YR=1993] W12 N8 E12 S8 $ N8 E13 $ W25 N33 $ W20 $.

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	0802	ASPHALT B	0	0	16	76	1,216.00	SF	2.40	2.40	100	1986	1986	3	50	1,459	
2	1242	WD DECK A	0	0	14	14	196.00	SF	10.00	10.00	100	1986	1986	3	20	392	
3	0424	CL FNC 6'	0	0	0	0	82.00	LF	20.00	20.00	100	1980	1980	3	20	328	
4	0422	CL FNC 4'	0	0	0	0	84.00	LF	15.00	15.00	100	1980	1980	3	20	252	
5	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1970	1970	3	20	768	
6	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	1986	1986	3	60	75	
7	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	1980	1980	3	20	113	
8	0810	CONCRETE A	0	0	0	0	80.00	SF	6.50	6.50	100	1980	1980	3	32.5	169	

LAND DESCRIPTION

TOTAL OB/XF 3,556

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	001200	C	STORE COMB	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	45.00	45.00	225,000							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS