BLOCK 41 LOT S 1/2 OF 6
CITY OF FDNA BEACH

ESTUARIO LLC
113 S 8TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0041-0062

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

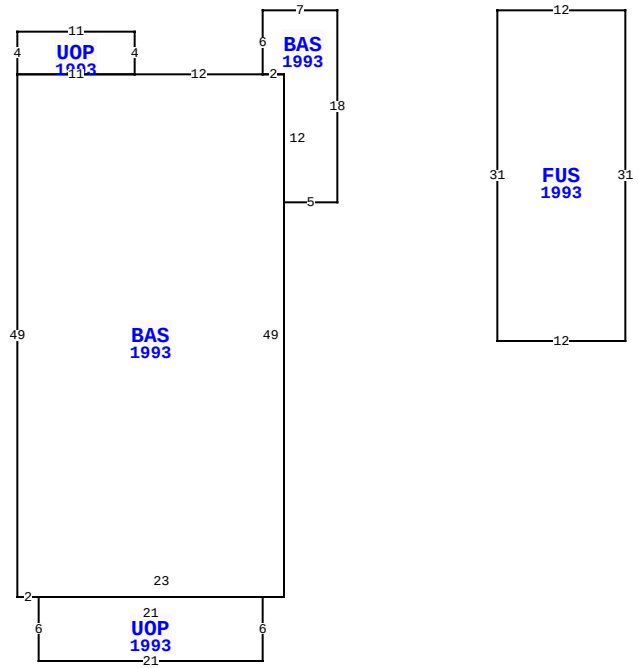
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	102	100	102	12,412
BAS	1,225	100	1,225	149,068
FUS	372	100	372	45,268
UOP	44	20	9	1,096
UOP	126	20	25	3,043
TOTALS	1,869		1,733	210,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,733	110.0000	137.50	238,288	1900	2000	0	0	0	11.50	88.50

1 SNGL FAM – 0% - 0 Heated Area: 1699 HX Base Yr



121 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	210,885
TOTAL MARKET OB/XF VALUE	489
TOTAL LAND VALUE - MARKET	139,833
TOTAL MARKET VALUE	351,207
SOH/AGL Deduction	17,668
ASSESSED VALUE	333,539
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,539
TOTAL JUST VALUE	351,207
NCON VALUE	85,501
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222263	REMODEL	0	06/27/2022
B8797	REPAIR/RRF	45,000	01/23/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2433/0679	1/29/2021	WD	Q	I	01	240,000
GRANTOR: FREEMAN JESSIE MAE						
GRANTEE: ESTUARIO LLC						
0647/1191	2/03/1992	QC	U	I	01	100
GRANTOR: FREEMAN SHARON						
GRANTEE: FREEMAN JESSIE MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-7,6] W12 W11 S49 E2 E23 N49 W2 $
FUS=[YR=1993;ORIG=15,0] E12 S31 W12 N31 $
UOP=[YR=1993;ORIG=-28,55] S6 E21 N6 W21 $
BAS=[YR=1993;ORIG=0,0] W7 S6 E2 S12 E5 N18 $
UOP=[YR=1993;ORIG=-19,6] N4 W11 S4 E11 $
PTR=[ORIG=0,0] E15 W15 $
.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1910	1910	3	20	400	
2	0819	CONC 12"	0	0	7	4	28.00	SF	9.50	9.50	100	1960	1960	3	20	53	
3	0810	CONCRETE A	0	0	7	4	28.00	SF	6.50	6.50	100	1960	1960	3	20	36	

LAND DESCRIPTION

TOTAL OB/XF 489

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	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	45.00	45.00	139,833							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 139,833 Market: 0 Agricultural: 0 Common: 139,833 PRINTED 08/06/2024 BY SYS