BLOCK 53 LOT 5
CITY OF FDNA BEACH

BAKER JESSE & MELISSA GRAINGER
1617 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0053-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		8 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		4 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

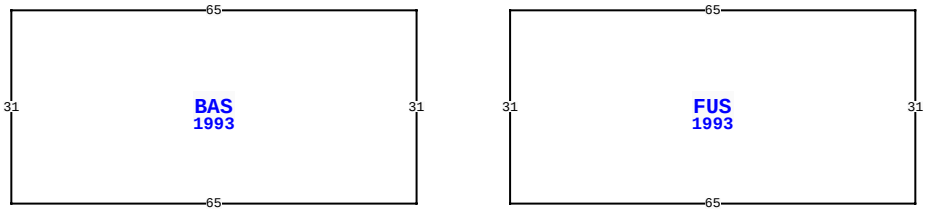
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,015	100	2,015	352,914
FUS	2,015	100	2,015	352,914
TOTALS	4,030		4,030	705,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2801	12	4,030	179.9688	215.96	870,319	1980	2000	0	0	0	18.90	81.10

1 QUAD PLEX – 0% - 0 Heated Area: 4030 HX Base Yr



25 S 11TH ST, FERNANDINA BEACH

BLD DATE	07/18/2024	REA	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	705,829
TOTAL MARKET OB/XF VALUE	12,575
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	968,404
SOH/AGL Deduction	481,915
ASSESSED VALUE	486,489
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	486,489
TOTAL JUST VALUE	968,404
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	618,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111772	H/AC	1,598	10/04/2011
20041731	METAL ROOF	0	09/24/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/734	6/07/2024	WD	Q	I	01	1,160,300
GRANTOR: JORJ INC						
GRANTEE: BAKER JESSE & MELIS						
1684/0822	5/21/2010	WD	U	I	30	100
GRANTOR: PETERS JEFFRY						
GRANTEE: JORJ INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S31 E65 N31 $ PTR= E15 FUS=[YR=1993] E65 S31 W65 N31 $ 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	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1980	1980	3	20	384	
2	0801	ASPHALT A	0	0	0	0	5,311.00	SF	3.00	3.00	100	1980	1980	3	50	7,967	
3	0810	CONCRETE A	0	0	0	0	1,617.00	SF	6.50	6.50	100	1980	1980	3	32.5	3,416	
4	0446	BOX FNC 6'	0	0	0	0	97.00	LF	20.00	20.00	100	1980	1980	3	20	388	
5	0446	BOX FNC 6'	0	0	0	0	105.00	LF	20.00	20.00	100	1985	1985	3	20	420	

LAND DESCRIPTION

TOTAL OB/XF 12,575

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	000800	C	MULTI-FAM	0	0003	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	25.00	25.00	250,000							

REVIEW DATE 02/28/2024 BY TWA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS