BLOCK 54 LOT S65'FT OF E50' OF
LOT 5 IN OR 770/247
CITY OF FDNA BEACH

BLUE SHUNTAY LAWANNA
PO BOX 579
FERNANDINA BEACH, FL 32035-0579

**2024**

**00-00-31-1800-0054-0052**

## BUILDING CHARACTERISTICS

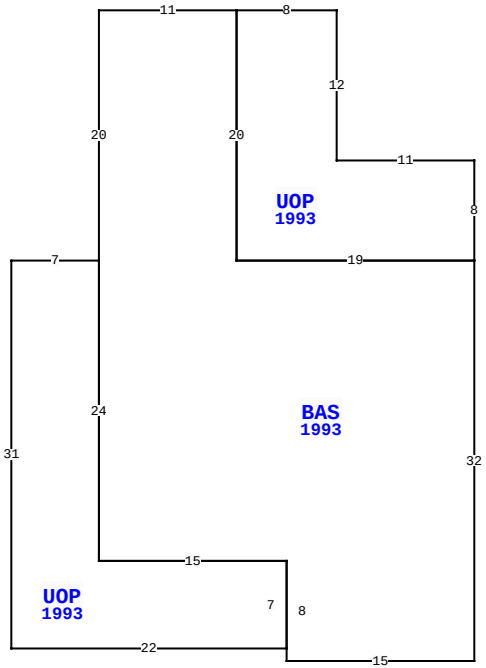
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD ON PLY 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| 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 | 1,060 | 100 | 1,060 | 40,331 |
| UOP | 248 | 20 | 50 | 1,902 |
| UOP | 322 | 20 | 64 | 2,435 |
| TOTALS | 1,630 | | 1,174 | 44,668 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,174 | 97.6790 | 92.80 | 108,947 | 1900 | 1960 | 0 | 0 | 20 | 39.00 | 41.00 |

1 SINGLE FAM – 100% - 1997 Heated Area: 1060 HX Base Yr 1997




1015 BEECH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 44,668 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 81,250 |
| TOTAL MARKET VALUE | | 125,918 |
| SOH/AGL Deduction | | 75,278 |
| ASSESSED VALUE | | 50,640 |
| TOTAL EXEMPTION VALUE | HX HB | 25,640 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 125,918 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 124,202 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 9551 | ADDITION | 10,000 | 01/23/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0770/0247 | 9/04/1996 | QC | U | I | 01 | 100 |

GRANTOR: BLUE ROBERT ELLIOTT J

GRANTEE: BLUE SHUNTAY LAWANN

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=1993] W11 N12 W8 BAS=[YR=1993] W11 S20 UOP=[YR=1993] W7 S31 E22 N7 W15 N24 $ S24 E15 S8 E15 N32 W19 N20 $ S20 E19 N8 $ .

## EXTRA FEATURES

| L N | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | MU-8 | 50.00 | 65.00 | 3,250.00 | SF | | 1.00 | 1.00 | 1.00 | 25.00 | 25.00 | 81,250 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 81,250 Market: 0 Agricultural: 0 Common: 81,250 PRINTED 08/06/2024 BY SYS