

BLOCK 61 LOT 14
IN OR 2489/138
ESMT IN OR 1134/186

CALHOUN CHARLES L & JANET S
513 DADE ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0061-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

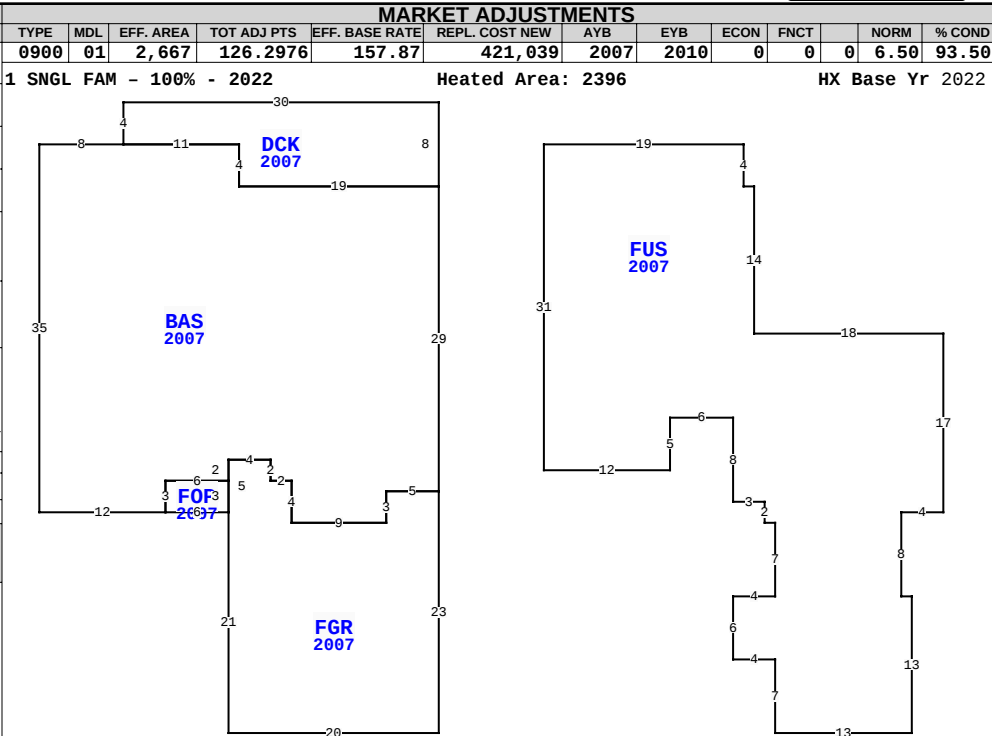
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,209	100	1,209	178,459
DCK	196	10	20	2,952
FGR	447	55	246	36,312
FOP	18	30	5	738
FUS	1,187	100	1,187	175,212

TOTALS	3,057		2,667	393,671
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50
3	0810	CONCRETE A	0	100	45	16	720.00	SF	6.50
4	1242	WD DECK A	0	100	3	6	18.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-2	50.00	100.00	50.00

REVIEW DATE	05/12/2019	BY	KBA
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513 DADE ST, FERNANDINA BEACH	BLD DATE	LGL DATE	04/30/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	2007	2007	3	88	601	
3	0810	CONCRETE A	0	100	45	16	720.00	SF	6.50	6.50	100	2007	2007	3	88	4,118	
4	1242	WD DECK A	0	100	3	6	18.00	SF	10.00	10.00	100	2007	2007	3	31	56	

TOTAL OB/XF													7,960	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000.00			

Total Acres: 0.00	Total Land Value: 200,000	Market: 0	Agricultural: 0	Common: 200,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				393,671	
TOTAL MARKET OB/XF VALUE				7,960	
TOTAL LAND VALUE - MARKET				200,000	
TOTAL MARKET VALUE				601,631	
SOH/AGL Deduction				75,135	
ASSESSED VALUE				526,496	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				476,496	
TOTAL JUST VALUE				601,631	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				559,052	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130272	RINNAI WATER HEAT	500	02/08/2013
20062756	GAS	500	12/18/2006
20062680	NEW CONSTR	4,400	12/07/2006
20062134	NEW CONSTR	5,000	09/18/2006
20061883	CO ISSUED	220,000	08/09/2006
20061883	NEW CONSTR	220,000	08/09/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2489/0138	8/19/2021	WD	Q	I	01	550,000
GRANTOR: SCHULTZ LYNN & JEFFRE						
GRANTEE: CALHOUN CHARLES L &						
2314/1941	10/21/2019	WD	Q	I	01	410,000
GRANTOR: MIKLAS REBECCA L						
GRANTEE: BRANNON LYNN B & JE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCK=[YR=2007] W30 S4 BAS=[YR=2007] W8 S35 E12FOP=[YR=2007] E6 FGR=[YR=2007] S21 E20 N23W5S3W9N4W2N2W4S5N3W6S3N3 E6N2E4S2E2S4E9N3E5N29W19N4W11\$ E11S4E19N8\$ PTR=S4E10 FUS=[YR=2007] S31 E12N5E6S8E3S2E1S7W4S6E4S7 E13N13W1N8E4N17W18N14W1N4W19\$ W10N4\$.									