BLOCK 62 LOT W1/2 OF 1
IN OR 976/1911
CITY OF FDNA BEACH

POWERS GRACE
601 CALHOUN ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0062-0012

BUILDING CHARACTERISTICS

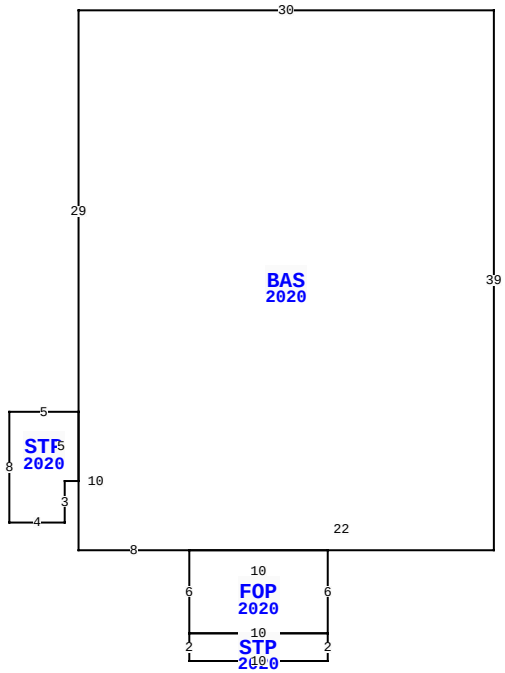
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,170	100	1,170	186,927
FOP	60	30	18	2,876
STP	20	10	2	320
STP	37	10	4	640
TOTALS	1,287		1,194	190,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,194	129.1080	161.38	192,688	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 1170 HX Base Yr 2021



601 CALHOUN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		190,761
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		290,761
SOH/AGL Deduction		64,032
ASSESSED VALUE		226,729
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,729
TOTAL JUST VALUE		290,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190453	NEW CONSTR	144,837	08/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/0872	8/31/2020	WD	U	V	17	202,000
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: POWERS GRACE						
0976/1911	3/21/2001	QC	U	V	06	100
GRANTOR: NASSAU COUNTY BOARD O						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S29 STP=[YR=2020] W5 S8 E4 N3 E1 N5$ S10 E8 FOP=[YR=2020] S6 STP=[YR=2020] S2 E10 N2 W10$ E10 N6 W10$ E22 N39$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	0.50	4,000.00	2,000.00	100,000							

REVIEW DATE 05/27/2020 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS