BLOCK 63 LOTS 1 THRU 8
PT OR 1350/472
CITY OF FDNA BEACH

NORSAN CONSULTING & MGMT INC
C/O NORSAN BROADCASTING, 4801 E INDEPENDENCE BLVD
CHARLOTTE, NC 28212

2024

00-00-31-1800-0063-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

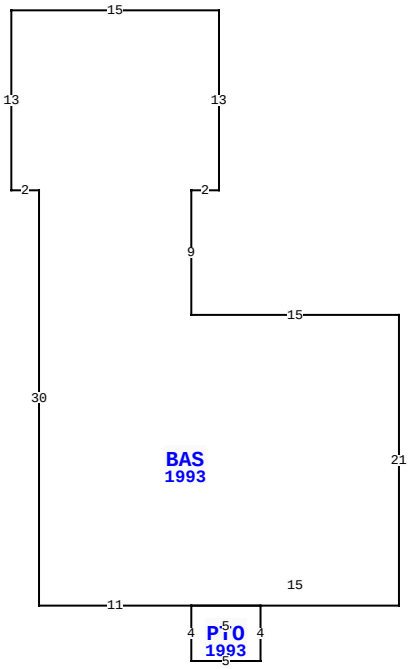
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	22,804
PTO	20	5	1	27
TOTALS	860		841	22,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	841	95.7600	135.74	114,157	1955	1955	0	0	0	80.00	20.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 840 HX Base Yr



BLD DATE	11/14/2017 KK	LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

707 DADE ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	22,831
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	101,400
TOTAL MARKET VALUE	124,231
SOH/AGL Deduction	49,586
ASSESSED VALUE	74,645
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,645
TOTAL JUST VALUE	124,231
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/0472	9/15/2005	WD	Q	V		50,000
GRANTOR: RJM COMMUNICATIONS IN						
GRANTEE: NORSAN CONSULTING &						
0888/0502	6/23/1999	WD	U	I	09	25,000
GRANTOR: NORTHEAST FLORIDA RAD						
GRANTEE: RJM COMMUNICATIONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N9 E2 N13 W15 S13 E2 S30 E11 PTO=[YR=1993] S4 E5 N4 W5 $ E15 N21 $.

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	009100	C	UTILITY	0		R-2	100.00	53.00	100.00	FF		1.00	1.00	0.25	4,000.00	1,000.00	100,000							
2	009100	C	UTILITY	0		R-2	700.00	100.00	700.00	FF		1.00	1.00	0.10	20.00	2.00	1,400							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 101,400 Market: 0 Agricultural: 0 Common: 101,400 PRINTED 08/06/2024 BY SYS