BLOCK 65 LOT E1/2 OF 1
CITY OF FDNA BEACH

WEBSTER CASSIE/PERKINS MICHAEL ET AL
2304 JOHNS CT
ANTIOCH, CA 94531

2024

00-00-31-1800-0065-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

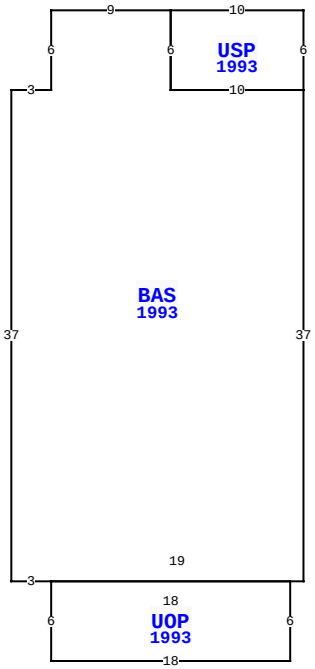
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100	868	29,790
UOP	108	20	22	755
USP	60	30	18	618
TOTALS	1,036		908	31,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	908	61.2360	58.17	52,818	1949	1980	0	0	0	41.00	59.00

1 SINGLE FAM – 0% - 2023 Heated Area: 868 HX Base Yr



432 ESCAMBIA ST, FERNANDINA BEACH

BLD DATE	01/14/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	31,163
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	181,163
SOH/AGL Deduction	4,854
ASSESSED VALUE	176,309
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,309
TOTAL JUST VALUE	181,163
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2568/1115	6/06/2022	FJ	U	I	11	0

GRANTOR: SHINE CELESTINE EST

GRANTEE: WEBSTER CASSIE & MI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N6 W9 S6 W3 S37 E3 UOP=[YR=1993] S6 E18 N6W18$ E19 N37$ USP=[YR=1993] N6 W10 S6E10$.

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	0	0005	I-2	50.00	100.00	50.00	FF		1.00	1.00	0.75	4,000.00	3,000.00	150,000							

REVIEW DATE 12/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS