BLK 77 LOT E 1/2 OF 1
OR 145 PG 431
CITY OF FDNA BCH

TAYLOR BARBARA R
905 CALHOUN ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0077-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

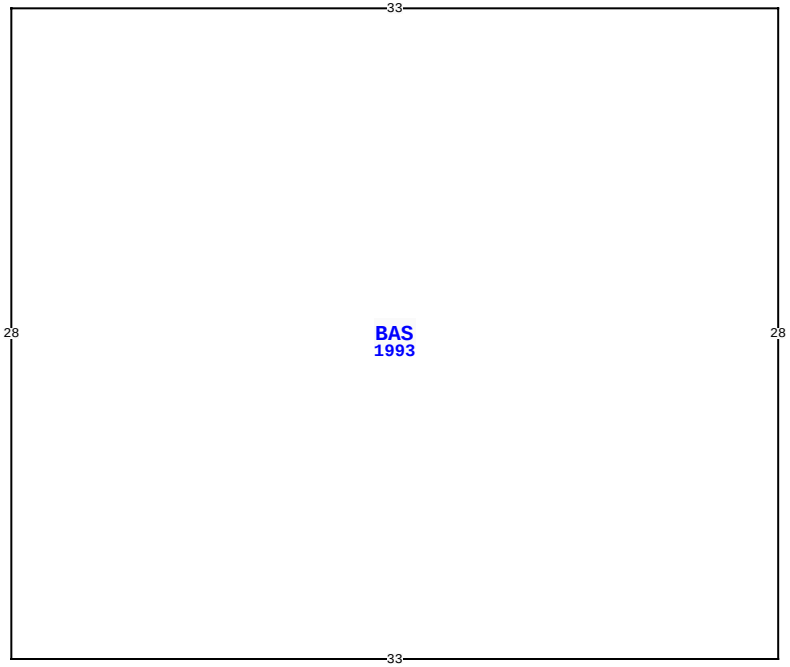
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	70,699
TOTALS	924		924	70,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	924	102.6000	97.47	90,062	1973	1980	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 1974 Heated Area: 924 HX Base Yr 1974



905 CALHOUN ST, FERNANDINA BEACH

BLD DATE		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		70,699
TOTAL MARKET OB/XF VALUE		162
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		270,861
SOH/AGL Deduction		229,960
ASSESSED VALUE		40,901
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,901
TOTAL JUST VALUE		270,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7547	REPAIR/RRF	1,000	02/17/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0145/0431	1/01/1973	WD	U	V		500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 S28 E33 N28$.

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
1	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1973	1973	3	24	112	
2	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1973	1973	3	24	25	
3	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1973	1973	3	24	25	

LAND DESCRIPTION

TOTAL OB/XF 162

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	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS