BLOCK 77 LOT 8
OR 458/379 & 800/915
CITY OF FDNA BEACH

DAVIS MARGARET
911 CALHOUN ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0077-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

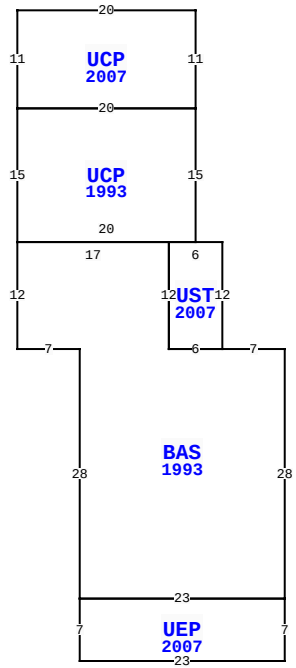
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 60
Roof Cover	01	MINIMUM 40
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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	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	848	100	848	59,569
UCP	300	20	60	4,215
UCP	220	20	44	3,091
UEP	161	60	97	6,814
UST	72	45	32	2,248
TOTALS	1,601		1,081	75,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,081	88.8174	84.38	91,215	1900	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 1974 Heated Area: 848 HX Base Yr 1974



911 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		75,936
TOTAL MARKET OB/XF VALUE		850
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		476,786
SOH/AGL Deduction		440,258
ASSESSED VALUE		36,528
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,528
TOTAL JUST VALUE		476,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7745	REPAIR/RRF	200	06/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0800/0915	7/18/1997	WD	U	I	21	14,286
GRANTOR: DAVIS ALEXANDER & MAR						
GRANTEE: DAVIS ALEXANDER & M						
0458/0379	6/01/1985	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2007] W20 S11 UCP=[YR=1993] S15 BAS=[YR=1993] S12 E7 S28 UEP=[YR=2007] S7 E23 N7 W23$ E23 N28 W7 UST=[YR=2007] N12 W6 S12 E6$ W6 N12 W17$ E20 N15 W20$ E20 N11$.

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	0350	CARPORT WD	0	100	24	9	216.00	SF	13.00	13.00	100	1994	1994	3	20	562	
2	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00	30.00	100	1996	1996	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 850

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	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS