BLOCK 78 LOT 4
IN OR 2046/1968
CITY OF FDNA BEACH

DIAZ JOANNE F
904 CALHOUN ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0078-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

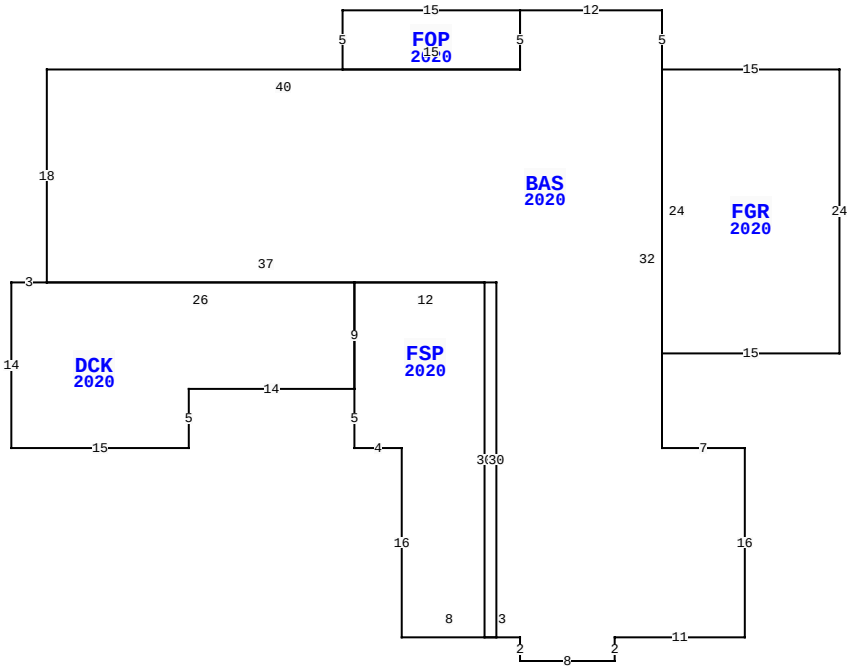
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,574	100	1,574	200,377
DCK	336	10	34	4,328
FGR	360	55	198	25,206
FOP	75	30	22	2,801
FSP	296	40	118	15,022
TOTALS	2,641		1,946	247,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,946	135.3527	128.59	250,236	2020	2020	0	0	0	1.00	99.00

2 SINGLE FAM – 100% - 2021 Heated Area: 1574 HX Base Yr 2021



904 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		247,734
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		647,734
SOH/AGL Deduction		309,269
ASSESSED VALUE		338,465
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		288,465
TOTAL JUST VALUE		647,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		586,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163388	NEW CONSTR	193,993	12/12/2016
20061692	DEMOLITION	900	07/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2046/1968	5/19/2016	WD	Q	V	01	65,000
GRANTOR: HOLMAN CYNTHIA S						
GRANTEE: DIAZ JOANNE F						
2046/1968	5/19/2016	WD	Q	V	01	65,000
GRANTOR: HOLMAN CYNTHIA S						
GRANTEE: DIAZ JOANNE F						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W15 BAS=[YR=2020] N5 W12 FOP=[YR=2020] W15 S5 E15 N5 $ S5 W40 S18 DCK=[YR=2020] W3 S14 E15 N5 E14 FSP=[YR=2020] S5 E4 S16 E8 N30 W12 S9 $ N9 W26 $ E37 S30 E3 S2 E8 N2 E11 N16 W7 N32 $ S24 E15 N24 $.

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		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 10/26/2020 BY RK Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS