

BLOCK 80 LOT S50 FT OF 5
IN OR 1437/575
CITY OF FDNA BEACH

BROWN JOHNNIE M
125 N 11TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0080-0052



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,200	100	1,200	126,887
FOP	175	30	52	5,499
UST	40	45	18	1,904
TOTALS	1,415		1,270	134,289

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	8	7	56.00	SF	30.00	30.00	100	2006
2	0810	CONCRETE A	0 100	0	0	32.00	SF	6.50	6.50	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-2	50.00	100.00	50.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,270	116.0640	110.26	140,030	2014	2014	0	0	4.10	95.90
2 SINGLE FAM - 100% - 2007											
Heated Area: 1200											
HX Base Yr 2007											
125 N 11TH ST, FERNANDINA BEACH											
BLD DATE 08/15/2014 KK LGL DATE 04/30/2024 MLU											
XF DATE INC DATE											
AG DATE											

TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY											
STANDARD											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
134,289											
TOTAL MARKET OB/XF VALUE											
652											
TOTAL LAND VALUE - MARKET											
200,000											
TOTAL MARKET VALUE											
334,941											
SOH/AGL Deduction											
221,682											
ASSESSED VALUE											
113,259											
TOTAL EXEMPTION VALUE											
HX HB SX 100,000											
BASE TAXABLE VALUE											
13,259											
TOTAL JUST VALUE											
334,941											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
303,962											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141127	NEW CONSTR	93,500	05/29/2014
20141007	DEMOLITION	0	05/15/2014
20100491	OTHER	650	03/25/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1437/0575	8/15/2006	WD	Q	I		67,500	
GRANTOR: YOUNGS JOEL K							
GRANTEE: BROWN JOHNNIE M							
1437/0574	8/15/2006	WD	U	I	07	100	
GRANTOR: TAR-CRACKER LLC							
GRANTEE: YOUNGS JOEL K							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W25 S2 UST=[YR=2014] W4 S10 E4 N10\$ S46											
FOP=[YR=2014] S7 E25 N7 W25\$ E25 N48\$.											