BLOCK 80 LOT S 50 FT OF 6
CITY OF FDNA BEACH

GREEN FAMILY LAND TRUST/WILLIAMS H.E. TRUSTEE
1415 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0080-0062

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
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	03	Quality Level 03

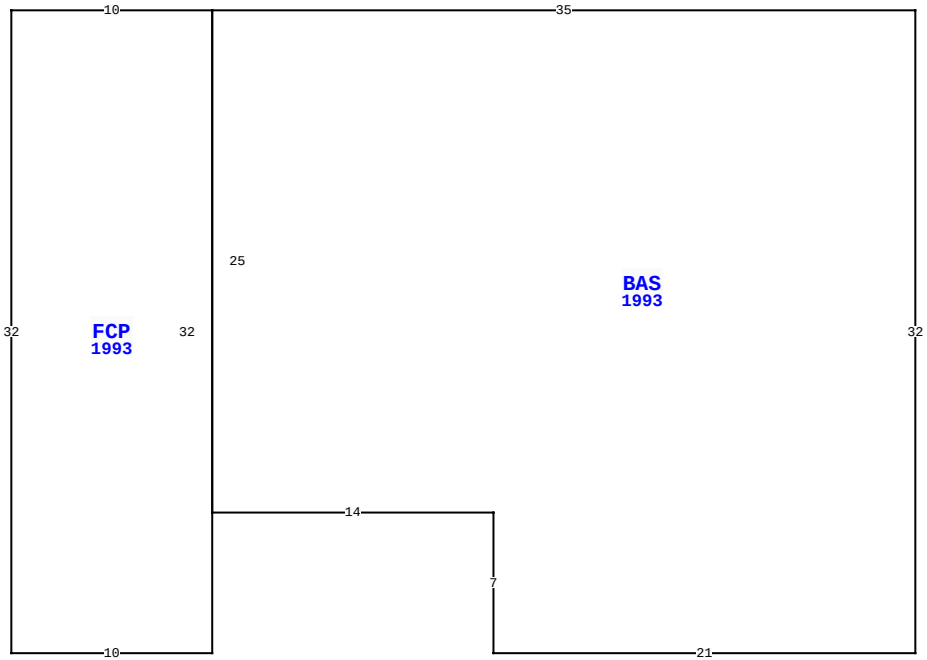
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,022	100	1,022	24,493
FCP	320	25	80	1,917
TOTALS	1,342		1,102	26,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,102	126.1400	119.83	132,053	1962	1962	0	0	50	40.50	20.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1022 HX Base Yr



119 N 11TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	26,411
TOTAL MARKET OB/XF VALUE	947
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	227,358
SOH/AGL Deduction	6,217
ASSESSED VALUE	221,141
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	221,141
TOTAL JUST VALUE	227,358
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042396	200 AMP PANEL	3,000	12/20/2004
20042395	H/AC	3,000	12/20/2004
984782	REPLACE WINDOW	825	01/08/1999
984560	REPLACE WINDOWS	3,299	11/23/1998
7694	REPAIR/RRF	2,400	05/10/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2530/1610	1/12/2022	WD	Q	I	01	210,000
GRANTOR: FIN HOMES LLC						
GRANTEE: GREEN FAMILY LAND T						
2488/0579	8/17/2021	QC	U	I	11	100
GRANTOR: AIKENS ALBERTHA						
GRANTEE: FIN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 FCP=[YR=1993] W10 S32 E10 N32$ S25 E14 S7 E21 N32$.

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	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1980	1980	3	20	480	
2	0810	CONCRETE A	0	0	0	0	359.00	SF	6.50	6.50	100	1965	1965	3	20	467	

LAND DESCRIPTION

TOTAL OB/XF 947

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	0	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