

BLOCK 82 LOT 7
IN OR 2249/1023
CITY OF FDNA BEACH

RUSSELL ANGELA L
311 N 11TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0082-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,211	100	2,211	195,668
FEP	432	80	346	30,620
FGR	386	55	212	18,762
FOP	53	30	16	1,416

TOTALS	3,082		2,785	246,466
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	16	30	480.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	3	26	78.00	SF	6.50	6.50	
4	0801	ASPHALT A	0	100	16	8	128.00	SF	3.00	3.00	
5	0819	CONC 12"	0	100	8	4	32.00	SF	9.50	9.50	

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

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,785	106.4640	101.14	281,675	1996	1998	0	0	0	12.50	87.50	
1 SINGLE FAM - 100% - 1997													
Heated Area: 2211													
HX Base Yr 1997													
The diagram illustrates a property layout with four distinct areas, each labeled with its name and year: BAS 1996 (Basement), FEP 2007 (Front Porch), FGR 1996 (Front Yard), and FOP 1996 (Front Porch). The areas are connected by lines representing walls or boundaries, with dimensions provided for each segment. The overall layout is rectangular, with the basement (BAS) occupying the central portion, the front porch (FEP) at the top, the front yard (FGR) at the bottom, and another front porch (FOP) on the right side. The dimensions are as follows: BAS 1996 (35' x 24'), FEP 2007 (27' x 16'), FGR 1996 (20' x 13'), and FOP 1996 (7' x 5'). The total heated area is 2211 square feet.													

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

TOTAL OB/XF													
5,787													

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5,787													

Market:	0	Agricultural:	0	Common:	400,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		246,466	
TOTAL MARKET OB/XF VALUE		5,787	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		652,253	
SOH/AGL Deduction		474,208	
ASSESSED VALUE		178,045	
TOTAL EXEMPTION VALUE		SX HX HB DX 105,000	
BASE TAXABLE VALUE		73,045	
TOTAL JUST VALUE		652,253	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		591,335	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
969548	NEW CONSTR	87,300	01/22/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2249/1023	1/11/2018	QC	U	I	11
GRANTOR: RUSSELL MICHAEL L					
GRANTEE: RUSSELL ANGELA L					
0747/1628	1/04/1996	WD	Q	V	
GRANTOR: THOMPSON GEORGE E & M					
GRANTEE: RUSSELL MICHAEL & A					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1996] W11 FEP=[YR=2007] N7 W27 S16 E27N9 \$ S9 W27 N4 W24 S35 E4 S2 FGR=[YR=1996] S18 E20 N20 W13 S2 W7 \$ E7 N2 E22 FOP=[YR=1996] S7 E9 N2 W2 N5 W7 \$ E7 S5 E12 N3 E10 N42 \$.					

TOTAL OB/XF													
5,787													

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