BLK 84 S 75FT OF LOT 8
IN OR 2218/571
CITY OF FDNA BEACH

CRAUN DIANA A & WILLIAM H
2948 S 14TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0084-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

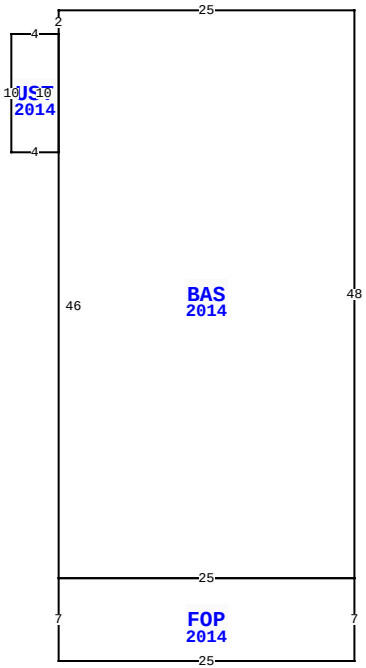
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

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	0	4.10	95.90

2 SINGLE FAM – 0% - 0 Heated Area: 1200 HX Base Yr



BLD DATE	09/03/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

511 N 11TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	134,289
TOTAL MARKET OB/XF VALUE	621
TOTAL LAND VALUE - MARKET	168,750
TOTAL MARKET VALUE	303,660
SOH/AGL Deduction	85,662
ASSESSED VALUE	217,998
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,998
TOTAL JUST VALUE	303,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140875	ADDITION	96,000	05/02/2014
20110812	REROOF W/25YR SHN	4,900	05/25/2011
20080374	2 DOOR & 4 WINDOW	2,000	03/12/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2218/0571	8/06/2018	WD	Q	I	01	164,900
GRANTOR: CALHOUN PEGGY L ET AL						
GRANTEE: CRAUN DIANA A & WIL						
2218/0564	11/07/2017	FJ	U	I	11	0
GRANTOR: HODGE BARBARA LEE EST						
GRANTEE: CALHOUN PEGGY L ET						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0810	CONCRETE A	0	0	49	8	392.00	SF	6.50	6.50	100	1960	1960	3	20	510	
2	0810	CONCRETE A	0	0	0	0	18.00	SF	6.50	6.50	100	2014	2014	3	95	111	

LAND DESCRIPTION

TOTAL OB/XF 621

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	MU-1	75.00	100.00	75.00	FF		1.00	1.00	0.90	2,500.00	2,250.00	168,750							

REVIEW DATE 02/16/2021 BY RK Total Acres: 0.00 Total Land Value: 168,750 Market: 0 Agricultural: 0 Common: 168,750 PRINTED 08/06/2024 BY SYS