

BLOCK 125 LOTS 4 & 5
IN OR 856/1792
CITY OF FDNA BEACH

GATES DAVID M SR
320 S 4TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0125-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	3	100
Bathrooms	1.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1001.00
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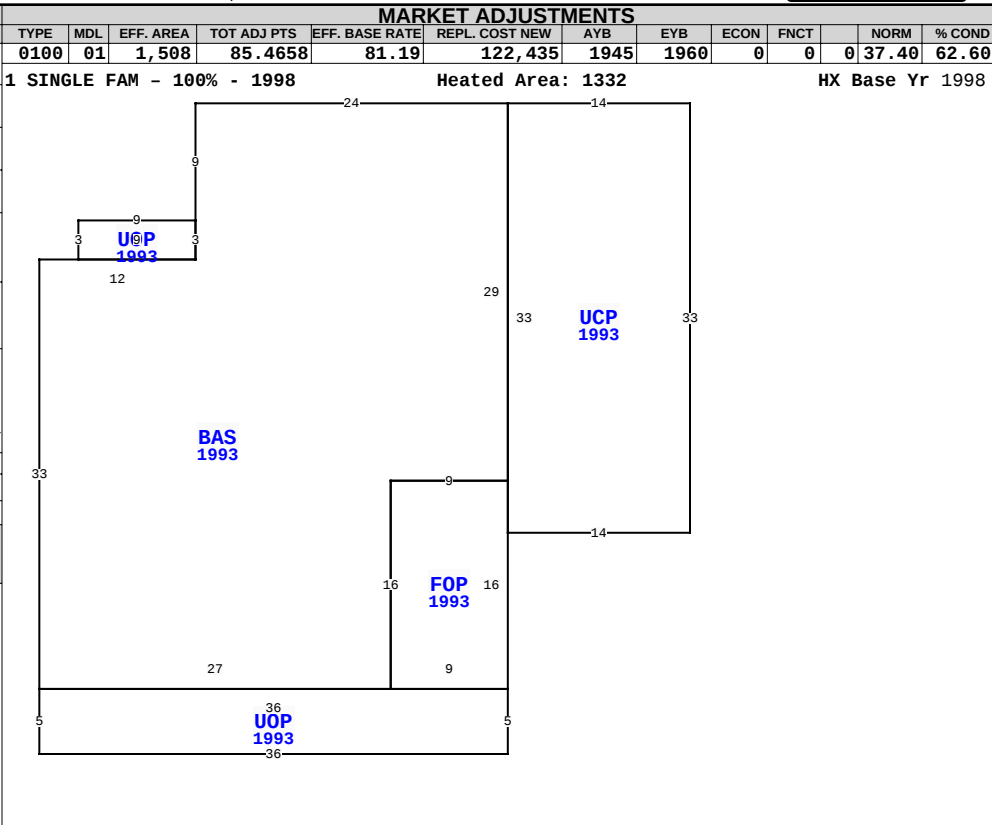
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,332	100	1,332	67,699
FOP	144	30	43	2,185
UCP	462	20	92	4,676
UOP	27	20	5	254
UOP	180	20	36	1,830

TOTALS	2,145		1,508	76,644
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	12	20	240.00	SF	36.00	
2	0810	CONCRETE A	0 100	63	8	504.00	SF	6.50	
3	0350	CARPORT WD	0 100	10	20	200.00	SF	9.36	

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

REVIEW DATE	05/16/2019	BY	DJA
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TOTAL OB/XF 7,372														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00

TOTAL OB/XF 7,372														
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1	000100	C	SFR	100	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00

REVIEW DATE	05/16/2019	BY	DJA	Total Acres: 0.00	Total Land Value: 400,000	Market: 0	Agricultural: 0	Common: 400,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		76,644			
TOTAL MARKET OB/XF VALUE		7,372			
TOTAL LAND VALUE - MARKET		400,000			
TOTAL MARKET VALUE		484,016			
SOH/AGL Deduction		393,154			
ASSESSED VALUE		90,862			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		40,862			
TOTAL JUST VALUE		484,016			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		481,338			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122053	ROOF FOR SHED	0	10/04/2012
20122053	10X20 SHED	5,241	10/04/2012
20072251	SIDING & WINDOWS	0	12/10/2007
20051381	200 AMP	1,000	03/10/2005
20003818	REROOF	2,000	08/25/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0856/1792	11/25/1998	QC	U	I	06	100	
GRANTOR: GATES LOREN S							
GRANTEE: GATES DAVID M SR							
0814/0654	11/20/1997	WD	Q	I		57,900	
GRANTOR: JOHNSON BRIAN M							
GRANTEE: GATES DAVID M SR &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UCP=[YR=1993] W14 BAS=[YR=1993] W24 S9 UOP=[YR=1993] W9 S3 E9 N3 \$ S3 W12 S33 UOP=[YR=1993] S5 E36 N5 FOP=[YR=1993] N16 W9 S16 E9 \$ W36 \$ E27 N16 E9 N29 \$ S33 E14 N33 \$.									