

BLOCK 125 LOT 16  
IN OR 1200/249  
CITY OF FDNA BEACH

FITZGERALD PATRICIA  
408 CEDAR ST  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0125-0160



| 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            | 12 | HARDWOOD 90    |
| Interior Floo            | 11 | CLAY TILE 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 2 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 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 |          |    |

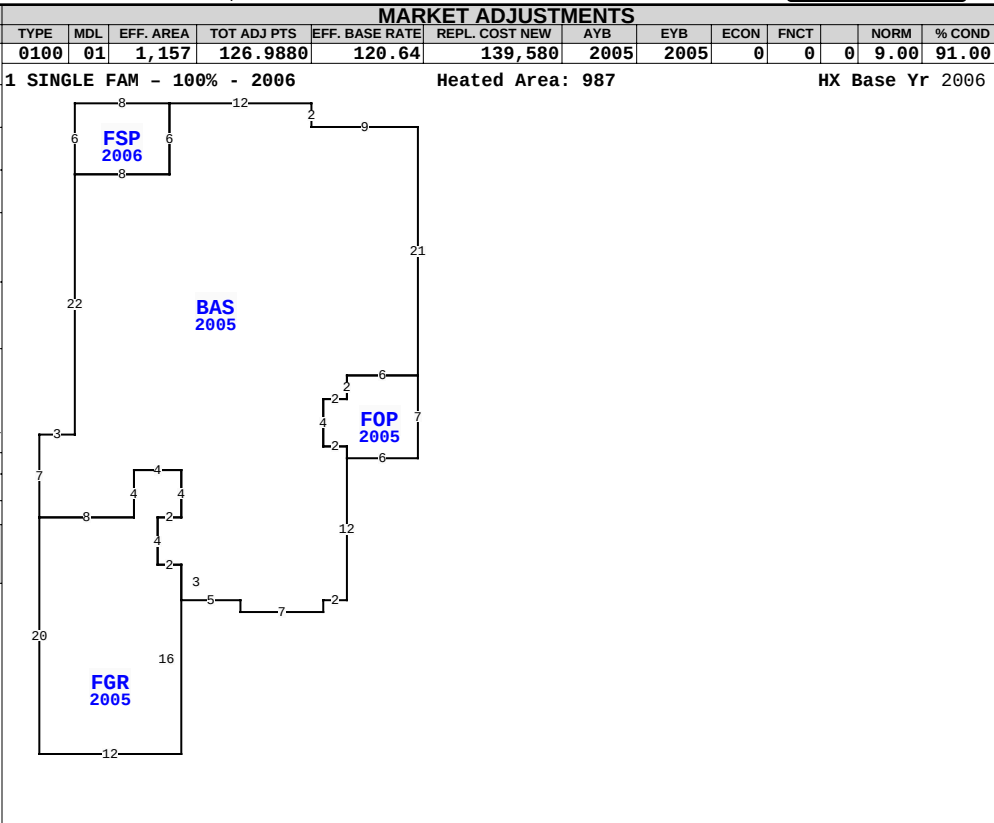
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 987              | 100         | 987          | 108,356              |
| FGR       | 248              | 55          | 136          | 14,930               |
| FOP       | 50               | 30          | 15           | 1,647                |
| FSP       | 48               | 40          | 19           | 2,086                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 1,333 |  | 1,157 | 127,018 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 |
| 2              | 0877       | JACUZZI     | 0   | 100 | 0  | 0  | 1.00   | UT | 1,000.00 |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 43 | 10 | 430.00 | SF | 6.50     |
| 4              | 0855       | CONC PAVER  | 0   | 100 | 43 | 3  | 129.00 | SF | 10.00    |
| 5              | 1242       | WD DECK A   | 0   | 100 | 14 | 6  | 84.00  | SF | 11.50    |
| 6              | 1242       | WD DECK A   | 0   | 100 | 0  | 0  | 228.00 | SF | 12.00    |
| 7              | 1242       | WD DECK A   | 0   | 100 | 2  | 8  | 16.00  | SF | 12.00    |
| 8              | 1242       | WD DECK A   | 0   | 100 | 3  | 3  | 9.00   | SF | 10.00    |
| 9              | 0479       | VF PICKET   | 0   | 100 | 0  | 0  | 55.00  | LF | 10.00    |

| 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      | 50.00 | 100.00 | 50.00       |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/12/2019 | BY | KBA |
|-------------|------------|----|-----|



| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 8,205       |  |  |  |  |  |  |  |  |  |

| UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |
|-----------|-----|----------|--------|---------|------------|----------------|------------|
| FF        |     | 1.00     | 1.00   | 1.00    | 4,000.00   | 4,000.00       | 200,000    |

|              |      |                   |         |         |   |               |   |
|--------------|------|-------------------|---------|---------|---|---------------|---|
| Total Acres: | 0.00 | Total Land Value: | 200,000 | Market: | 0 | Agricultural: | 0 |
|--------------|------|-------------------|---------|---------|---|---------------|---|

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 2              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 127,018   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 8,205     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 200,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 335,223   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 203,551   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 131,672   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 81,672    |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 335,223   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 329,779   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20060553   | XFOB        | 842     | 03/17/2006 |
| 20041602   | NEW CONSTR  | 106,000 | 09/03/2004 |

| SALES DATA                    |           |              |        |        |           |               |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1200/0249                     | 1/07/2004 | WD           | Q      | V      |           | 60,000        |  |
| GRANTOR: GOLDMAN LOUIS E JR & |           |              |        |        |           |               |  |
| GRANTEE: FITZGERALD PATRICIA  |           |              |        |        |           |               |  |
| 0686/1017                     | 8/13/1993 | WD           | U      | V      | 09        | 20,000        |  |
| GRANTOR: KATONA MARTA         |           |              |        |        |           |               |  |
| GRANTEE: MIDGETTE SONYA E     |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2005] W9 N2 W12 FSP=[YR=2006] W8 S6 E8 N6 \$ S6 W8 S22 W3 S7 FGR=[YR=2005] S20 E12 N16 W2 N4 E2 N4 W4 S4 W8 \$ E8 N4 E4 S4 W2 S4 E2 S3 E5 S1 E7 N1 E2 N12 FOP=[YR=2005] E6 N7 W6 S2 W2 S4 E2 S1 \$ N1 W2 N4 E2 N2 E6 N21 \$ . |  |  |  |  |  |  |  |  |  |