

BLOCK 126 LOT 12
IN OR 1958/781
CITY OF FDNA BEACH

NEWMAN GREGORY J LVG TRUST/NEWMAN GREGORY J TRUSTE
315 S 6TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0126-0120



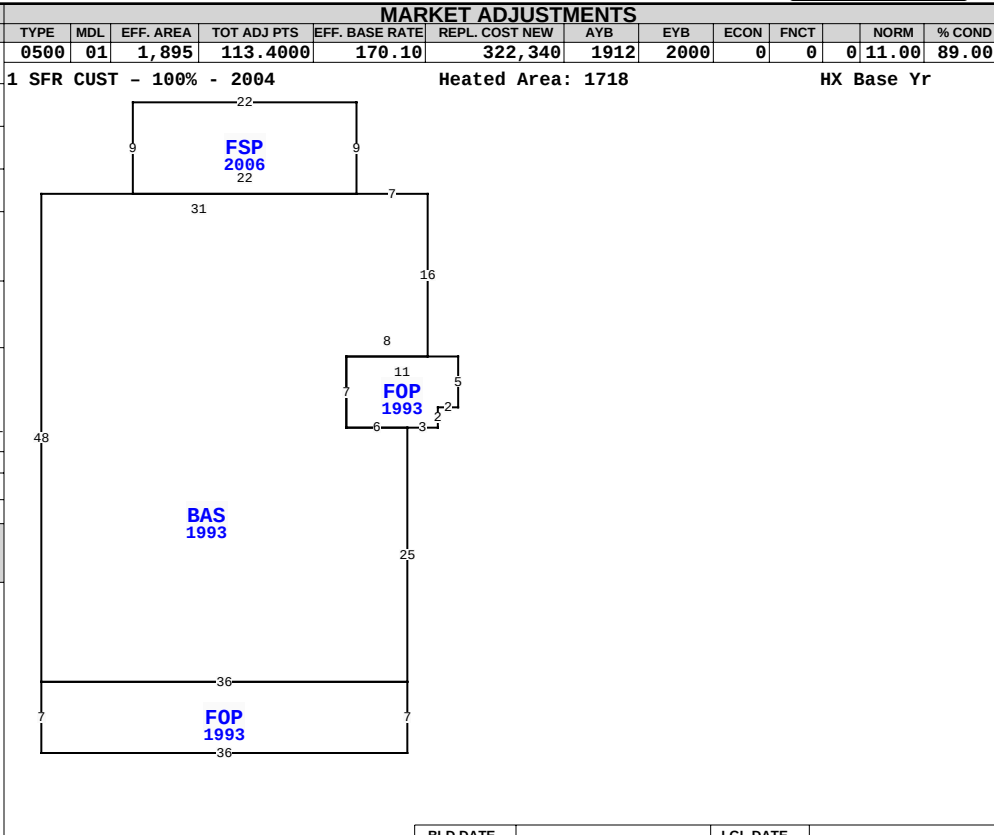
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100	1,718	260,086
FOP	73	30	22	3,330
FOP	252	30	76	11,506
FSP	198	40	79	11,960
TOTALS	2,241		1,895	286,883

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	3	4	12.00	SF	10.00	10.00	100	1997
2	0825	BRICK	0 100	0	0	95.00	SF	12.50	12.50	100	1997
3	0810	CONCRETE A	0 100	0	0	327.00	SF	6.50	6.50	100	1997
4	1242	WD DECK A	0 100	2	5	10.00	SF	10.00	10.00	100	1997
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1997
6	1242	WD DECK A	0 100	9	9	81.00	SF	10.00	10.00	100	2006
7	0810	CONCRETE A	0 100	7	9	63.00	SF	6.50	6.50	100	2006
8	0858	SCULP CONC	0 100	0	0	460.00	SF	13.00	13.00	100	2006
9	0825	BRICK	0 100	0	0	370.00	SF	12.50	12.50	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-2	50.00	100.00	50.00	FF	



TOTAL OB/XF											
13,645											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		286,883	
TOTAL MARKET OB/XF VALUE		13,645	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		500,528	
SOH/AGL Deduction		0	
ASSESSED VALUE		500,528	
TOTAL EXEMPTION VALUE		13	500,528
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		500,528	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		487,918	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110410	H/AC	8,000	03/22/2011
20034225	PORCH FIXTURES	0	12/02/2003
20033005	PORCH, SHED, & ROOF	2,000	04/25/2003
972186	EMERGENCY REROOF	0	10/22/1997
10055	REMODEL	35,000	09/24/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1958/0781	12/30/2014	WD U	I	I	11	100	
GRANTOR: NEWMAN GREGORY J & CY							
GRANTEE: NEWMAN GREGORY J LI							
0881/1359	5/05/1999	WD Q	I			178,000	
GRANTOR: MOORE BARBARA DAVIS							
GRANTEE: NEWMAN GREGORY J &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W7 FSP=[YR=2006] N9 W22 S9 E22\$W31 S48											
FOP=[YR=1993] S7 E36N7 W36\$ E36 N25 FOP=[YR=1993] E3 N2 E2 N5											
W11 S7 E6\$ W6 N7 E8 N16\$.											