

BLOCK 130 N1/2 OF LOT 7
IN OR 2717/660
CITY OF FDNA BEACH

ROCATO REVOCABLE TRUST/TOLBERT CARLTON E JR CO-TRU
45 W DURHAM ST
PHILADELPHIA, PA 19119

2024

00-00-31-1800-0130-0071



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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		1 100
Frame	03	MASONRY 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
NEIGHBORHOOD/LOC		1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	67,237
STR	16	10	2	168
TOTALS	816		802	67,405

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	29	4			116.00	SF	6.50	
2	1242	WD DECK A	0	0	16	16			256.00	SF	10.00	
3	0940	SHEDS/PORT	0	0	12	20			240.00	SF	30.00	

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	000100	C	SFR	0	0006	R-2	50.00	100.00	50.00	FF		1.00

REVIEW DATE 05/17/2019 BY DJA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	802	106.5900	101.26	81,211	1989	1989	0	0	0	17.00	83.00
1 SINGLE FAM - 0% - 0 Heated Area: 800 HX Base Yr												
BAS 1993 STR 2010												
311 S 10TH ST, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
03/18/2024 MLU												

TOTAL OB/XF												
6,774												

TOTAL OB/XF												
6,774												

Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		67,405	
TOTAL MARKET OB/XF VALUE		6,774	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		184,179	
SOH/AGL Deduction		34,206	
ASSESSED VALUE		149,973	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		149,973	
TOTAL JUST VALUE		184,179	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		171,703	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141843	DECK	4,520	08/20/2014
20121646	ELEC OTHER	1,100	08/13/2012
20110915	REMODEL	104	06/07/2011
20034320	REMODEL	3,000	12/17/2003
5341	NEW CONSTR	31,000	05/03/1989
5316	DEMOLITION	0	04/14/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2717/660	5/16/2024	QC	U	I	11	100
GRANTOR: TOLBERT CARLTON E						
GRANTEE: ROCATO REVOCABLE TR						
1743/0226	5/31/2011	WD	U	I	11	27,000
GRANTOR: U S BANK NATIONAL ASS						
GRANTEE: TOLBERT CARLTON E &						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W25 S32 E6 STR=[YR=2010] S4 E4N4W4\$ E19N32 \$.												

OTHER ADJUSTMENTS AND NOTES												

PRINTED 08/06/2024 BY SYS