

BLOCK 130 LOT S1/2 OF 8 &  
N1/2 OF LOT 8  
OR 80/109 & OR 982/1439

GAUTHIER LILLIAN L L/E/  
305 S 10TH ST  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0130-0082



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 19  | COMMON BRK 60  |
| Exterior Wall            | 05  | AVERAGE 40     |
| Roof Structure           | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 14  | CARPET 80      |
| Interior Floor           | 08  | SHT VINYL 20   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 3   | 100            |
| Bathrooms                | 1.5 | 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 |          |    |

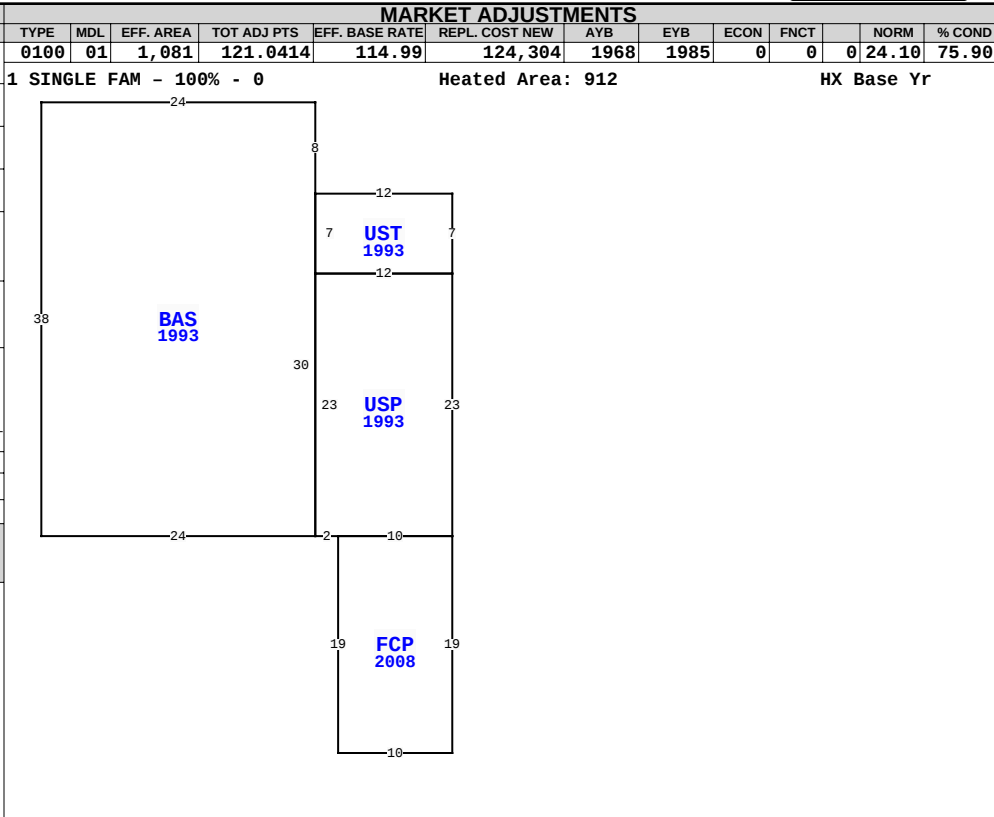
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 912              | 100         | 912          | 79,597               |
| FCP       | 190              | 25          | 48           | 4,190                |
| USP       | 276              | 30          | 83           | 7,244                |
| UST       | 84               | 45          | 38           | 3,317                |

|        |       |  |       |        |
|--------|-------|--|-------|--------|
| TOTALS | 1,462 |  | 1,081 | 94,347 |
|--------|-------|--|-------|--------|

| 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   | 8  | 7 | 56.00 | SF | 10.00 | 10.00          | 100       | 1984    |
| 2              | 0940       | SHEDS/PORT  | 0 100   | 8  | 8 | 64.00 | SF | 30.00 | 30.00          | 100       | 2000    |
| 3              | 0810       | CONCRETE A  | 0 100   | 19 | 3 | 57.00 | SF | 6.50  | 6.50           | 100       | 1990    |
| 4              | 0810       | CONCRETE A  | 0 100   | 12 | 7 | 84.00 | SF | 6.50  | 6.50           | 100       | 1990    |

| 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 | 0006 | R-2      | 50.00 | 100.00 | 50.00       | FF        |     |
| 2                | 000100   | C   | SFR                  | 100 | 0006 | R-2      | 50.00 | 100.00 | 50.00       | FF        |     |

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



|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 03/18/2024 |
| INC DATE |  | AG DATE   | MLU        |

| TOTAL OB/XF |      |            |       |    |   |       |    |       |       |     |      |
|-------------|------|------------|-------|----|---|-------|----|-------|-------|-----|------|
| 1           | 1242 | WD DECK A  | 0 100 | 8  | 7 | 56.00 | SF | 10.00 | 10.00 | 100 | 1984 |
| 2           | 0940 | SHEDS/PORT | 0 100 | 8  | 8 | 64.00 | SF | 30.00 | 30.00 | 100 | 2000 |
| 3           | 0810 | CONCRETE A | 0 100 | 19 | 3 | 57.00 | SF | 6.50  | 6.50  | 100 | 1990 |
| 4           | 0810 | CONCRETE A | 0 100 | 12 | 7 | 84.00 | SF | 6.50  | 6.50  | 100 | 1990 |

| TOTAL OB/XF |        |   |     |     |      |     |       |        |       |    |  |
|-------------|--------|---|-----|-----|------|-----|-------|--------|-------|----|--|
| 1           | 000100 | C | SFR | 100 | 0006 | R-2 | 50.00 | 100.00 | 50.00 | FF |  |
| 2           | 000100 | C | SFR | 100 | 0006 | R-2 | 50.00 | 100.00 | 50.00 | FF |  |

|              |      |                   |         |         |   |               |   |         |         |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|
| Total Acres: | 0.00 | Total Land Value: | 220,000 | Market: | 0 | Agricultural: | 0 | Common: | 220,000 |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 2              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 94,347      |        |
| TOTAL MARKET OB/XF VALUE  |  | 1,041       |        |
| TOTAL LAND VALUE - MARKET |  | 220,000     |        |
| TOTAL MARKET VALUE        |  | 315,388     |        |
| SOH/AGL Deduction         |  | 248,400     |        |
| ASSESSED VALUE            |  | 66,988      |        |
| TOTAL EXEMPTION VALUE     |  | HX HB WX    | 46,988 |
| BASE TAXABLE VALUE        |  | 20,000      |        |
| TOTAL JUST VALUE          |  | 315,388     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 291,166     |        |

| PERMIT NUM | DESCRIPTION       | AMT   | ISSUED     |
|------------|-------------------|-------|------------|
| 20021649   | REROOF W/25YR SHN | 2,200 | 06/16/2010 |
| 20080001   | REPLACE SEWER     | 500   | 01/02/2008 |
| 20052953   | CYPRESS FENCE     | 2,000 | 11/02/2005 |
| 8135       | REPAIR/RRF        | 1,710 | 02/09/1994 |

| SALES DATA                   |            |           |     |     |        |
|------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2154/0661                    | 10/30/2017 | QC        | U   | I   | 11     |
| GRANTOR: GAUTHIER LILLIAN L  |            |           |     |     |        |
| GRANTEE: GAUTHIER LILLIAN L  |            |           |     |     |        |
| 0982/1439                    | 4/24/2001  | WD        | U   | V   | 06     |
| GRANTOR: PINKNEY RAMONA A    |            |           |     |     |        |
| GRANTEE: GAUTHIER HENRY & LI |            |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                       |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| UST=[YR=1993] W12 BAS=[YR=1993] N8 W24 S38 E24 USP=[YR=1993] E2 FCP=[YR=2008] S19 E10 N19 W10 \$ E10 N23 W12 S23 \$ N30 \$ S7 E12 N7 \$ . |  |  |  |  |  |  |  |  |  |  |  |