BLOCK 131 S1/2 OF LOT 4
CITY OF FDNA BEACH

MEYER ANITA L/E/
1000 DATE ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0131-0042

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

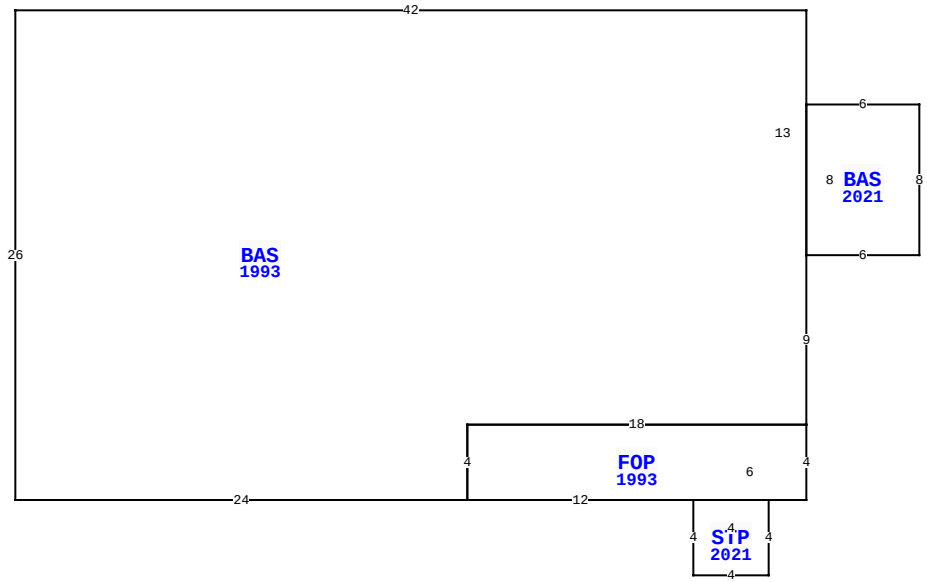
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,020	100	1,020	171,462
BAS	48	100	48	8,069
FOP	72	30	22	3,699
STP	16	10	2	336
TOTALS	1,156		1,092	183,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,092	136.5280	170.66	186,361	1956	2020	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 2023 Heated Area: 1068 HX Base Yr



1000 DATE ST, FERNANDINA BEACH

BLD DATE	04/07/2014 KK	LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	183,566
TOTAL MARKET OB/XF VALUE	4,087
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	297,653
SOH/AGL Deduction	0
ASSESSED VALUE	297,653
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,653
TOTAL JUST VALUE	297,653
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984110	REPAIR/RRF	1,750	08/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2705/996	4/09/2024	WD	U	I	11	100
GRANTOR: MEYER ANITA						
GRANTEE: MEYER REVOCABLE TRU						
2560/0667	4/18/2022	WD	Q	I	01	383,600
GRANTOR: INCOAST GROUP LLC						
GRANTEE: MEYER ANITA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S26 E24 FOP=[YR=1993] E12 STP=[YR=2021] S4 E4 N4 W4$ E6 N4 W18 S4 $ N4 E18 N9 BAS=[YR=2021] E6 N8 W6 S8 $ N13 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0475	VF 4 SBPL	0	0	0	0	132.00	LF	14.00	14.00	100	2022	2022	3	99	1,830	
2	0470	VNYL GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	99	891	
3	0479	VF PICKET	0	0	0	0	108.00	LF	10.00	10.00	100	2022	2022	3	99	1,069	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	99	297	

LAND DESCRIPTION

TOTAL OB/XF 4,087

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	110,000							

REVIEW DATE 05/24/2022 BY HS Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS