BLOCK 132 LOT S1/2 OF 8
CITY OF FDNA BEACH

MITCHELL TYRELL
6 TIDAL COURT
PORTSMOUTH, VA 23703

2024

00-00-31-1800-0132-0082

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

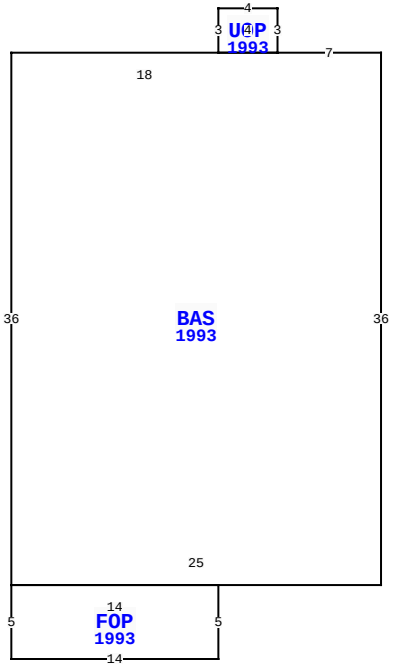
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	78,874
FOP	70	30	21	1,841
UOP	12	20	2	176
TOTALS	982		923	80,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	923	110.8080	105.27	97,164	1930	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 0% - 0 Heated Area: 900 HX Base Yr



403 S 11TH ST, FERNANDINA BEACH

BLD DATE		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	80,889
TOTAL MARKET OB/XF VALUE	1,918
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	192,807
SOH/AGL Deduction	1,683
ASSESSED VALUE	191,124
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,124
TOTAL JUST VALUE	192,807
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5612	REPAIR/RRF	17,900	10/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2535/1960	9/09/2021	WD	U	I	11	100
GRANTOR: MITCHELL GLYNN B						
GRANTEE: MITCHELL TYRELL						
1310/0068	4/15/2005	WD	Q	I		68,000
GRANTOR: SUMMERSON BEVERLY M						
GRANTEE: MITCHELL GLYNN B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 UOP=[YR=1993] N3 W4 S3 E4 $ W18 S36
FOP=[YR=1993] S5 E14 N5 W14$ E25 N36$.

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	0810	CONCRETE A	0	0	0	0	476.00	SF	6.50	6.50	100	1991	1991	3	62	1,918	

LAND DESCRIPTION

TOTAL OB/XF 1,918

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS