

BLOCK 135 LOT S 42 FT OF 1 &
THE NORTHERLY 4 FT OF LOT 2
IN OR 2253/1236

HAMILTON EMILY BUTLER TRUST/HAMILTON EMILY BUTLER
404 S 7TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0135-0012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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	05	Quality Level 05
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	1,166	100	1,166	252,073
FOP	150	30	45	9,728
FOP	45	30	14	3,027
STR	20	10	2	432
UOP	35	20	7	1,513
TOTALS	1,416		1,234	266,775

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0350	CARPORT WD	0 100	15	10	150.00	SF	13.00	13.00	100	1990
2	0855	CONC PAVER	0 100	0	0	941.00	SF	10.00	10.00	100	2016
3	0810	CONCRETE A	0 100	0	0	191.00	SF	6.50	6.50	100	1960
4	0855	CONC PAVER	0 100	0	0	35.00	SF	10.00	10.00	100	2000
5	0940	SHEDS/PORT	0 100	6	10	60.00	SF	30.00	30.00	100	1990
6	0855	CONC PAVER	0 100	0	0	210.00	SF	10.00	10.00	100	2016
7	0851	PATIO STON	0 100	0	0	36.00	SF	0.75	0.75	100	2000

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	42.00	100.00	42.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	% COND
0900	01	1,234	140.0366	175.05	216,012	1910	1998	0	123.5	12.00	123.50
1 SNGL FAM - 100% - 2023 Heated Area: 1166 HX Base Yr 2023											

TOTAL OB/XF											
12,346											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0350	CARPORT WD	0 100	15	10	150.00	SF	13.00	13.00	100	1990
2	0855	CONC PAVER	0 100	0	0	941.00	SF	10.00	10.00	100	2016
3	0810	CONCRETE A	0 100	0	0	191.00	SF	6.50	6.50	100	1960
4	0855	CONC PAVER	0 100	0	0	35.00	SF	10.00	10.00	100	2000
5	0940	SHEDS/PORT	0 100	6	10	60.00	SF	30.00	30.00	100	1990
6	0855	CONC PAVER	0 100	0	0	210.00	SF	10.00	10.00	100	2016
7	0851	PATIO STON	0 100	0	0	36.00	SF	0.75	0.75	100	2000

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12,346											
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						266,775					
TOTAL MARKET OB/XF VALUE						12,346					
TOTAL LAND VALUE - MARKET						168,000					
TOTAL MARKET VALUE						447,121					
SOH/AGL Deduction						215					
ASSESSED VALUE						446,906					
TOTAL EXEMPTION VALUE						HX HB					
BASE TAXABLE VALUE						396,906					
TOTAL JUST VALUE						447,121					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						433,889					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211004	ADDITION	0	02/18/2021
20161321	PAVERS	5,000	05/10/2016
20101423	H/AC	4,800	08/25/2010
20011217	H/AC	0	05/29/2001
983661	ELEC. REPAIR	0	05/04/1998
4986	REMODEL	1,600	08/22/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2253/1236	2/06/2019	WD	U	I	11	100	
GRANTOR: MILLS EMILY BUTLER							
GRANTEE: HAMILTON EMILY BUTL							
2121/0256	5/17/2017	WD	Q	I	01	315,000	
GRANTOR: COE STEPHEN & CONNIE							
GRANTEE: MILLS EMILY BUTLER							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W2 FOP=[YR=2016] N5 W2 STR=[YR=2016] N4 W5 S4 E5\$ W7 S5 E9\$ W17 S50 FOP=[YR=1993] S6 E1 UOP=[YR=2016] S5 E7 N5 W7\$ E24 N6 W25 \$ E25 N36 W6 N14\$.											