

BLOCK 135 N80 FT OF LOT 3
ESMT OR 1357/1788
CITY OF FDNA BEACH

HLLONDON INVESTMENTS LLC
19 S 6TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0135-0031



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,094	100	1,094	107,656
FSP	147	40	59	5,806
STR	12	10	1	99
TOTALS	1,253		1,154	113,560

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	183.00	SF	10.00	10.00	
2	0855	CONC PAVER	0	0	0	0	465.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	0	0	0	183.00	SF	10.00	10.00	
4	1242	WD DECK A	0	0	0	0	308.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	R-2	77.00	100.00	77.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,154	110.8760	138.60	159,944	1920	1980	0	0	29.00	71.00
1 SNGL FAM - 0% - 2024											
Heated Area: 1094											
HX Base Yr											
416 S 7TH ST, FERNANDINA BEACH											

TOTAL OB/XF											
9,659											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
113,560											
TOTAL MARKET OB/XF VALUE											
9,659											
TOTAL LAND VALUE - MARKET											
308,000											
TOTAL MARKET VALUE											
431,219											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
431,219											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
431,219											
TOTAL JUST VALUE											
431,219											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
426,540											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182142	REMODEL	10,500	06/22/2018
20121600	H/AC	4,396	08/07/2012
20072166	OTHER	2,000	12/05/2007
20021702	ELEC OTHER	0	10/02/2002
20020969	H/AC	0	06/07/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2636/1889	5/04/2023	WD	U	I	30	522,500	
GRANTOR: LONDON RICHARD R							
GRANTEE: HLLONDON INVESTMENT							
2631/1477	4/13/2023	FJ	U	I	11	0	
GRANTOR: LONDON REHA EST							
GRANTEE: LONDON RICHARD R							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W20 N4 STR=[YR=1994] E4N3W4 S3\$ N7 W13 S22 W2 S14FSP=[YR=1993] S7 E21 N7W21\$ E21 S7 E14 N32\$.											