BLOCK 137 LOT 16
IN OR 2149/1512
CITY OF FDNA BEACH

MIRSCHEL ARLENE
506 DATE STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0137-0160

BUILDING CHARACTERISTICS

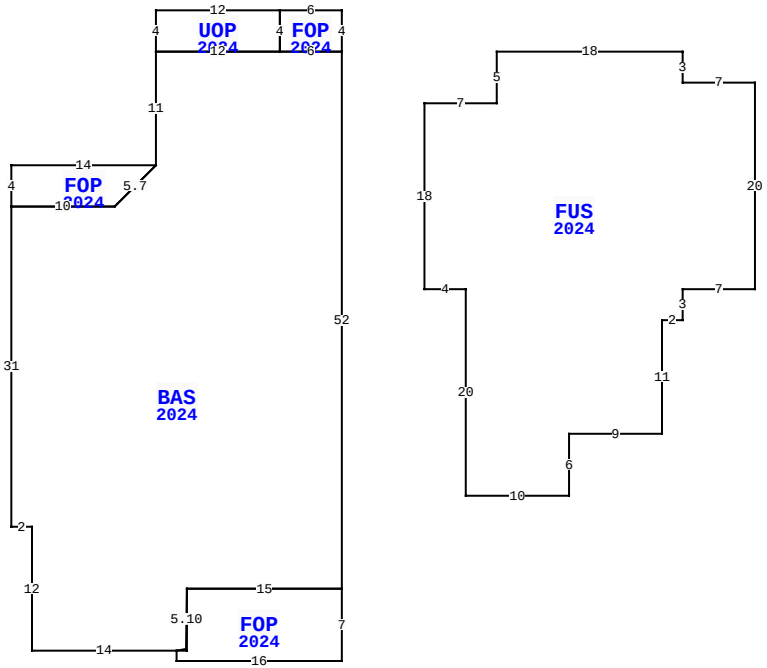
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	1,540	258,135
FOP	24	30	7	1,173
FOP	48	30	14	2,347
FOP	106	30	32	5,364
FUS	1,012	100	1,012	169,631
UOP	48	20	10	1,676
TOTALS	2,778		2,615	438,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,615	111.7440	167.62	438,326	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2552 HX Base Yr 2024



506 DATE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		475,289
TOTAL MARKET OB/XF VALUE		14,693
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		689,982
SOH/AGL Deduction		26,611
ASSESSED VALUE		663,371
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		613,371
TOTAL JUST VALUE		689,982
NCON VALUE		489,982
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200921	GARAGE	0	05/25/2021
20200037	DEMOLITION	0	12/21/2020
20200823	NEW CONSTR	321,054	11/11/2020
20190020	ADDITION	0	01/14/2019
20010587	H/AC	0	04/03/2001
20004051	H/AC	0	09/26/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2149/1512	10/03/2017	WD	Q	I	01	160,000
GRANTOR: FOSTER WENDELL						
GRANTEE: MIRSCHEL ARLENE						
1836/0707	1/22/2013	QC	U	I	11	100
GRANTOR: FOSTER MAMIE R						
GRANTEE: FOSTER WENDELL						

BUILDING NOTES

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	100	0	0	722.00	SF	6.50	6.50	100	2024	2023		100	4,693	
2	0502	FP-CUSTOM	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2024	2023		100	10,000	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=24,21] N11 E12 E6 S52 W15 S6 W1 W14 N12 W2 N31 E10 U4R4 $
FUS=[YR=2024;ORIG=50,15] E7 N5 E18 S3 E7 S20 W7 S3 W2 S11 W9 S6 W10 N20 W4 N18 $
FOP=[YR=2024;ORIG=27,62] E15 S7 W16 N1 U0.2R0.11 U5.10R0.1 $
UOP=[YR=2024;ORIG=36,10] W12 N4 E12 S4 $
FOP=[YR=2024;ORIG=24,21] W14 S4 E10 U4R4 $
FOP=[YR=2024;ORIG=36,6] E6 S4 W6 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,693

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	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 01/25/2024 BY TW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS

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CITY OF FDNA BEACH

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2024

00-00-31-1800-0137-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06

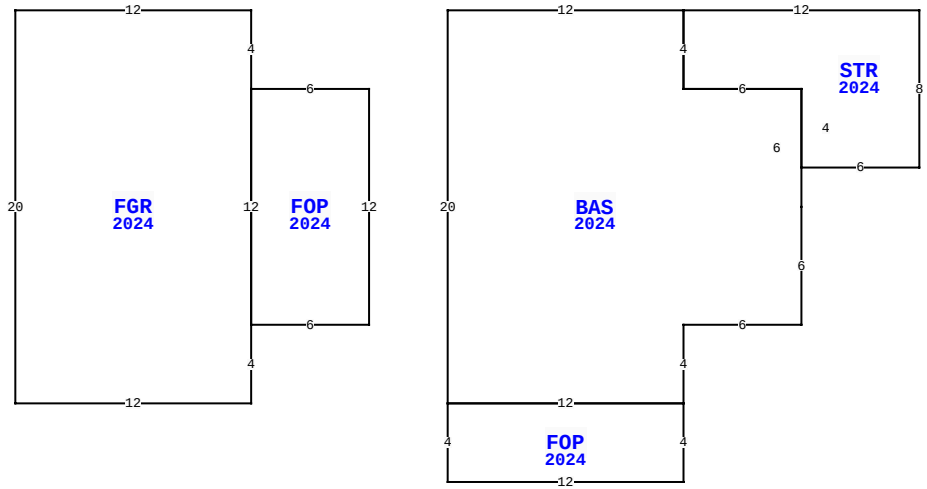
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100	312	23,681
FGR	240	55	132	10,019
FOP	48	30	14	1,063
FOP	72	30	22	1,670
STR	72	10	7	531
TOTALS	744		487	36,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	487	151.8000	75.90	36,963	2023	2023	0	0	0	0.00	100.00

2 ACCESORY U - 100% - 2024 Heated Area: 312 HX Base Yr 2024



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NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE		689,982
NCON VALUE		489,982
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2004052	200 AMP	0	09/26/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2149/1512	10/03/2017	WD	Q	I	01	160,000
GRANTOR: FOSTER WENDELL						
GRANTEE: MIRSCHEL ARLENE						
1836/0707	1/22/2013	QC	U	I	11	100
GRANTOR: FOSTER MAMIE R						
GRANTEE: FOSTER WENDELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=32,10] E12 S4 E6 S6 S6 W6 S4 W12 N20 $
FGR=[YR=2024;ORIG=10,10] E12 S4 S12 S4 W12 N20 $
FOP=[YR=2024;ORIG=22,14] E6 S12 W6 N12 $
STR=[YR=2024;ORIG=44,14] E6 S4 E6 N8 W12 S4 $
FOP=[YR=2024;ORIG=32,30] E12 S4 W12 N4 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/25/2024 BY TW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS