

BLOCK 138 LOT 1
IN OR 2415/1079
CITY OF FDNA BEACH

THOMAS ANNE M L/E/
402 DATE STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0138-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 70
Interior Wall	04 PLYWOOD 30
Interior Floo	12 HARDWOOD 100
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

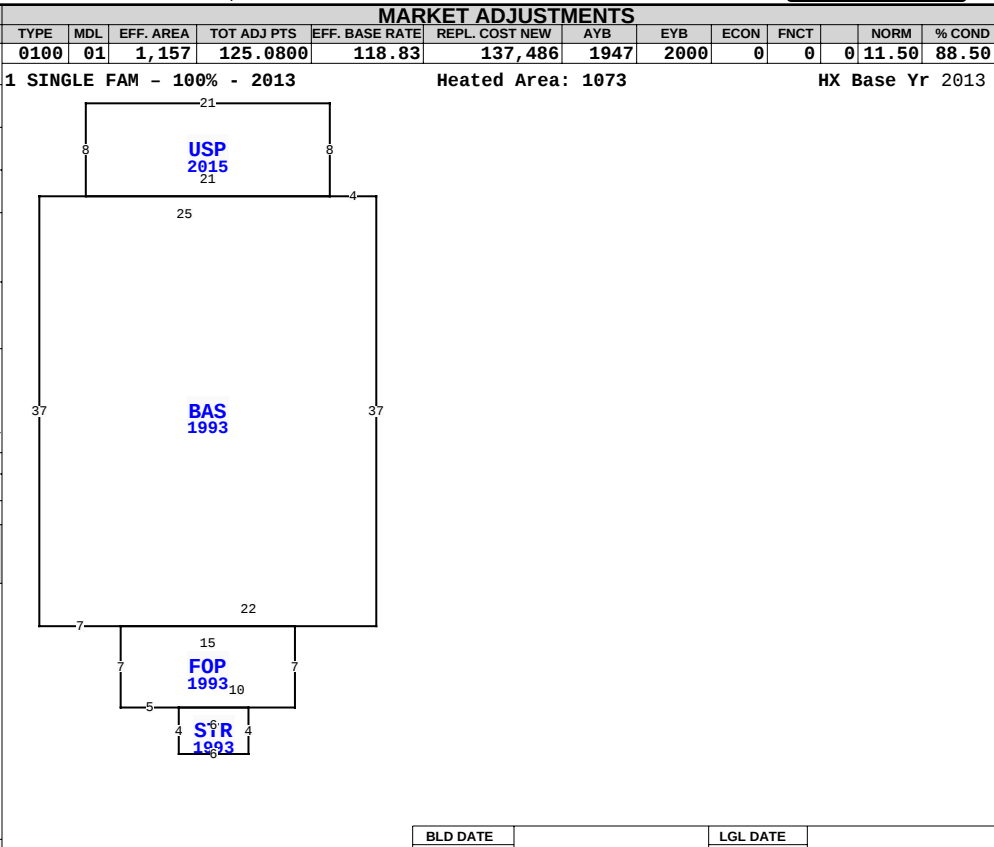
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,073	100	1,073	112,842
FOP	105	30	32	3,366
STR	24	10	2	211
USP	168	30	50	5,259
TOTALS	1,370		1,157	121,675

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0825	BRICK	0	100	9	4		36.00	SF 8.75
2	0940	SHEDS/PORT	0	100	0	0		120.00	SF 30.00
3	0479	VF PICKET	0	100	0	0		90.00	LF 10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-2	50.00	100.00	50.00

REVIEW DATE 11/21/2022 BY TWA



402 DATE ST, FERNANDINA BEACH					XF DATE INC DATE					LAND DATE AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
36.00	SF	8.75	8.75	100	2008	2008	3	97	306		
120.00	SF	30.00	30.00	100	2005	2005	3	24	864		
90.00	LF	10.00	10.00	100	2011	2011	3	81	729		

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-2	50.00	100.00	50.00

Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	121,675								
TOTAL MARKET OB/XF VALUE	1,899								
TOTAL LAND VALUE - MARKET	200,000								
TOTAL MARKET VALUE	323,574								
SOH/AGL Deduction	220,026								
ASSESSED VALUE	103,548								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	53,548								
TOTAL JUST VALUE	323,574								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	318,261								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052738	H/AC	7,000	09/26/2005
20033721	DEMOLITION	0	08/21/2003
20012718	REMODEL	0	12/31/2001
20012717	REMODEL	0	12/31/2001
20012694	ADDITION	0	12/21/2001
20003942	H/AC	0	09/11/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2415/1079	11/20/2020	QC	U	I	11	100
GRANTOR: THOMAS ANNE M						
GRANTEE: THOMAS BENJAMIN C						
1800/0099	6/26/2012	WD	U	I	38	163,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: THOMAS ANNE M						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W4 USP=[YR=2015] N8 W21 S8 E21\$W25 S37 E7									
FOP=[YR=1993] S7 E5 STR=[YR=1993] S4E6N4W6\$E10 N7 W15\$ E22									
N37\$.									

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