BLOCK 139 LOTS 7 & 6
(EX N1/2 S-1)
CITY OF FDNA BEACH

BAKER JOSHUA
515 FIR ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0139-0070

BUILDING CHARACTERISTICS

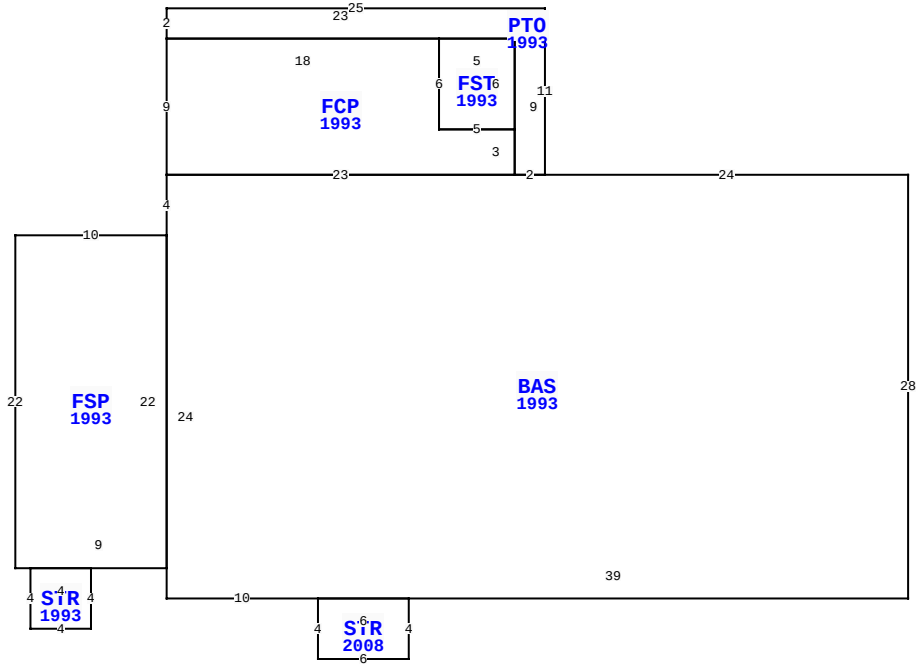
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	1,372	100	1,372	208,767
FCP	177	25	44	6,695
FSP	220	40	88	13,390
FST	30	55	16	2,435
PTO	68	5	3	457
STR	16	10	2	304
STR	24	10	2	304
TOTALS	1,907		1,527	232,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	11	1,527	173.1593	164.50	251,192	1940	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 0 Heated Area: 1372 HX Base Yr



515 FIR ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	232,353
TOTAL MARKET OB/XF VALUE	6,284
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	438,637
SOH/AGL Deduction	48,331
ASSESSED VALUE	390,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	390,306
TOTAL JUST VALUE	438,637
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	428,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072048	SIDINDG & SOFFIT	2,000	11/06/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2381/1107	7/31/2020	WD	Q	I	01	344,000
GRANTOR: BULLOCK JEFFREY & KIM						
GRANTEE: BAKER JOSHUA						
2290/0655	7/05/2019	WD	Q	I	02	300,000
GRANTOR: COARSEY AUSTIN LAMAR						
GRANTEE: BULLOCK JEFFREY & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 PTO=[YR=1993] N11W25S2 E23S9E2$W2
FCP=[YR=1993] N3 FST=[YR=1993] N6W5S6E5$W5N6W18S9E23$W23S4
FSP=[YR=1993] W10S22E1 STR=[YR=1993] S4E4 N4W4$ E9 N22$
S24E10 STR=[YR=2008] S4E6N4W6$ E39N28$.

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	0855	CONC PAVER	0	0	29	4	116.00	SF	10.00	10.00	100	2008	2008	3	89	1,032	
2	0462	ST/AL FNC	0	0	202	5	1,010.00	SF	10.00	10.00	100	2008	2008	3	52	5,252	

LAND DESCRIPTION

TOTAL OB/XF 6,284

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	4,000.00	4,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS