

BLOCK 140 S1/2 OF LOT 2 &
N12 FT OF LOT 3
CITY OF FDNA BEACH

J R MAXX PROPERTIES LLC
120 N 3RD ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0140-0022



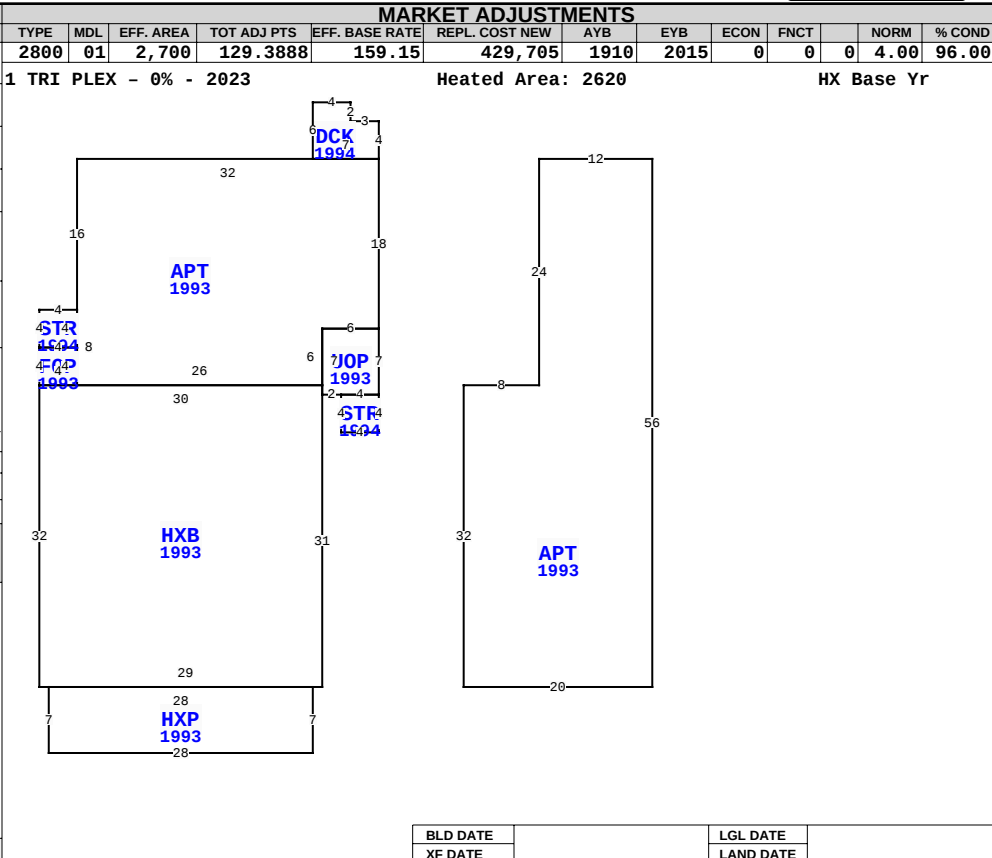
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	732	100	732	111,838
APT	928	100	928	141,783
DCK	36	10	4	612
FOP	16	30	5	764
HXB	960	100	960	146,673
HXP	196	30	59	9,014
STR	16	10	2	305
STR	16	10	2	305
UOP	42	20	8	1,222
TOTALS	2,942		2,700	412,517

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
1	0810	CONCRETE A	0	0	0	0	672.00	SF	6.50	6.50	100	1948	1948	3	20	874	
2	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	100	1988	1988	3	20	288	
3	1241	WD DECK G	0	0	0	0	185.00	UT	11.50	11.50	100	2005	2005	3	40	851	
4	0940	SHEDS/PORT	0	0	6	8	48.00	SF	30.00	30.00	100	2005	2005	3	24	346	
5	0819	CONC 12"	0	0	4	9	36.00	SF	9.50	9.50	100	1980	1980	3	32.5	111	
6	0825	BRICK	0	0	10	4	40.00	SF	8.75	8.75	100	1994	1994	3	90	315	
7	0825	BRICK	0	0	0	0	260.00	SF	8.75	8.75	100	1994	1994	3	90	2,048	

LAND DESCRIPTION			TOTAL OB/XF 4,833														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000800	C	MULTI-FAM	0		R-2	62.00	100.00	62.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	248,000



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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		412,517	
TOTAL MARKET OB/XF VALUE		4,833	
TOTAL LAND VALUE - MARKET		248,000	
TOTAL MARKET VALUE		665,350	
SOH/AGL Deduction		0	
ASSESSED VALUE		665,350	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		665,350	
TOTAL JUST VALUE		665,350	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		631,731	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111825	H/AC	2,500	10/11/2011
20081300	REROOF W/40YR SHN	8,000	08/14/2008
7189	REMODEL	500	07/10/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2547/0783	3/16/2022	WD	Q	I	01
GRANTOR: LORD WILLIAM E JR					SALE PRICE
GRANTEE: J R MAXX PROPERTIES					750,000
1202/1315	1/21/2004	QC	U	I	01
GRANTOR: QUINN TAMMY M LORD					100
GRANTEE: LORD WILLIAM E JR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
HXB=[YR=1993] N31 UOP=[YR=1993] E2 STR=[YR=1994] S4E4N4W4\$E4 N7 W6 S7\$ N1 APT=[YR=1993] N6 E6 N18 DCK=[YR=1994] N4W3N2W4\$S6E7\$W32 S16 STR=[YR=1994] W4S4 FOP=[YR=1993] S4 E4 N4W4\$E4N4\$ S8 E26\$W30 S32 E1 HXP=[YR=1993] S7 E28 N7 W28\$E29\$ PTR=E15 APT=[YR=1993] E20 N56 W12 S24 W8 S32 \$ W15\$.									