BLOCK 146 LOT 4
CITY OF FDNA BEACH

GIBBS MICHAEL
2712 WEST JETTON AVE
TAMPA, FL 33629

2024

00-00-31-1800-0146-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

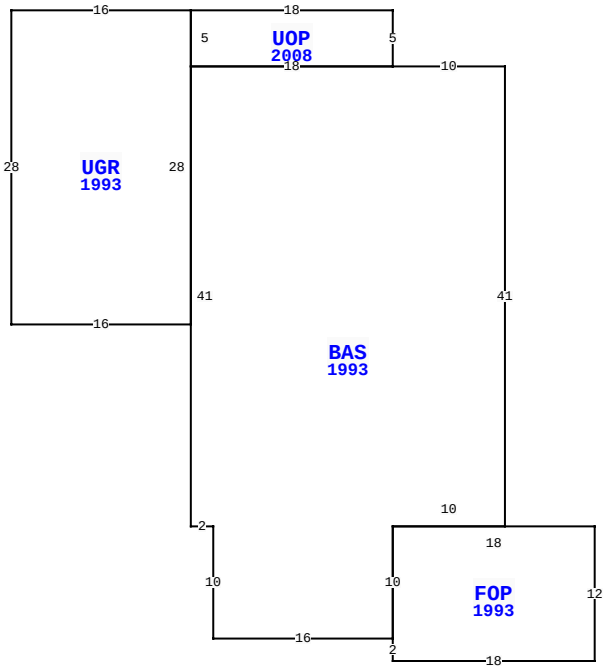
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100	1,308	19,385
FOP	216	30	65	963
UGR	448	45	202	2,994
UOP	90	20	18	267
TOTALS	2,062		1,593	23,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,593	78.0045	74.10	118,041	1946	1980	0	0	70	21.50	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 1308 HX Base Yr



630 S 9TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	23,608
TOTAL MARKET OB/XF VALUE	1,440
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	225,048
SOH/AGL Deduction	0
ASSESSED VALUE	225,048
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,048
TOTAL JUST VALUE	225,048
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101139	WOOD FENCE	800	07/13/2010
20081703	WOOD FENCE	800	11/18/2008
2937	REMODEL	10,000	08/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2505/1467	9/30/2021	WD	U	V	37	188,000
GRANTOR: WILLIAMS LEWIS JR ET						
GRANTEE: GIBBS MICHAEL						
2496/0215	9/10/2021	FJ	U	I	11	0
GRANTOR: WILLIAMS LAURINE BERN						
GRANTEE: WILLIAMS LEWIS JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 UOP=[YR=2008] N5 W18 UGR=[YR=1993] W16 S28 E16 N28$ S5 E18$ W18 S41 E2 S10 E16 FOP=[YR=1993] S2 E18 N12 W18 S10$ N10 E10 N41$.

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	0940	SHEDS/PORT	0	0	0	0	240.00	SF	30.00	30.00	100	1981	1981	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	20.00	20.00	200,000							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS