BLOCK 147 N1/2 OF LOT 5
CITY OF FDNA BEACH

GUEDEZ GUSTAVO ENRIQUE G/ROMERO LUISANA GUEVARA
867 ATLANTIC VIEW DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0147-0051

BUILDING CHARACTERISTICS

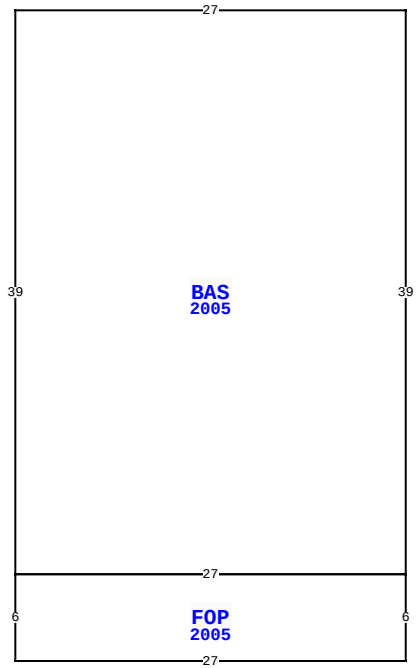
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,053	100	1,053	122,345
FOP	162	30	49	5,694
TOTALS	1,215		1,102	128,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,102	129.4260	122.95	135,491	2005	2011	0	0	0	5.50	94.50

1 SINGLE FAM – 0% - 0 Heated Area: 1053 HX Base Yr



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

625 S 9TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	128,039
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	253,039
SOH/AGL Deduction	55,274
ASSESSED VALUE	197,765
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,765
TOTAL JUST VALUE	253,039
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051802	XFOB	2,000	05/16/2005
20042075	H/AC	4,000	11/05/2004
20042011	NEW CONSTR	4,000	11/01/2004
20041251	NEW CONSTR	61,000	07/08/2004
20040306	ELEC OTHER	2,000	02/24/2004
20040272	DEMOLITION	2,000	02/18/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2375/0110	7/08/2020	WD	Q	I	01	190,000
GRANTOR: BROWN HARRISON A						
GRANTEE: GUEDEZ GUSTAVO E G						
2142/1068	8/25/2017	WD	Q	I	01	169,900
GRANTOR: SCHWARTZ JOHN						
GRANTEE: BROWN HARRISON A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W27 S39 FOP=[YR=2005] S6 E27 N6 W27 $ E27 N39 $.

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
1	000100	C	SFR	0	0006	MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	25.00	25.00	125,000							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS