BLOCK 155 LOT E1/2 OF 1 &
2 OR 183 PG 167
CITY OF FDNA BEACH

CLARK CAROLISE ET AL
C/O C D FRINK, PO BOX 559
FERNANDINA BEACH, FL 32035-0559

2024

00-00-31-1800-0155-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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	02	Quality Level 02

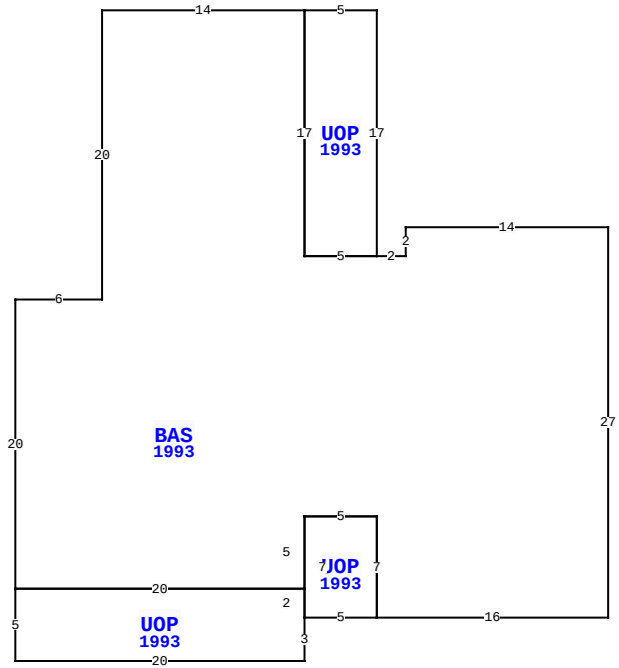
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,198	100	1,198	60,802
UOP	35	20	7	355
UOP	85	20	17	863
UOP	100	20	20	1,015
TOTALS	1,418		1,242	63,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,242	72.5040	90.63	112,562	1925	1950	0	0	0	44.00	56.00

1 DUPLEX – 0% - 0 Heated Area: 1198 HX Base Yr



908 GUM 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	63,035
TOTAL MARKET OB/XF VALUE	607
TOTAL LAND VALUE - MARKET	46,235
TOTAL MARKET VALUE	109,877
SOH/AGL Deduction	35,930
ASSESSED VALUE	73,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,947
TOTAL JUST VALUE	109,877
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9020	REMODEL	2,000	04/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S2 W2 UOP=[YR=1993] N17 W5 S17 E5$ W5 N17 W14 S20 W6 S20 UOP=[YR=1993] S5 E20 N3 UOP=[YR=1993] E5 N7 W5 S7$ N2 W20$ E20 N5 E5 S7 E16 N27$.

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	0810	CONCRETE A	0	0	4	7	28.00	SF	6.50	6.50	100	1995	1995	3	70	127	
2	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 607

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	50.00	50.00	2,642.00	SF		1.00	1.00	1.00	17.50	17.50	46,235							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 46,235 Market: 0 Agricultural: 0 Common: 46,235 PRINTED 08/06/2024 BY SYS