BLOCK 155 LOTS 31 & 32
IN OR 1558/334
CITY OF FDNA BEACH

AMELIA COTTAGE TRST/HOME BUYERS OF FLA LLC TRUSTEE
2910 KERRY FOREST PKWY, BLDG D-4 #127
TALLAHASSEE, FL 32309

**2024**

**00-00-31-1800-0155-0310**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 |

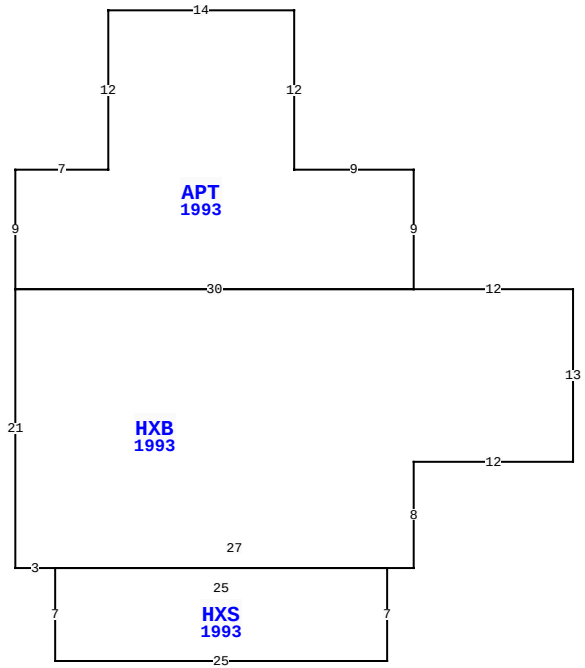
| | | | |
|---|---|---|---|
| DOR CODE | 0800 | MULTI-FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1009.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| APT | 438 | 100 | 438 | 32,317 |
| HXB | 786 | 100 | 786 | 57,995 |
| HXS | 175 | 40 | 70 | 5,165 |
| TOTALS | 1,399 | | 1,294 | 95,478 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 01 | 1,294 | 89.7750 | 112.22 | 145,213 | 1946 | 1960 | 0 | 0 | 0 | 34.25 | 65.75 |

1 DUPLEX – 0% - 0 Heated Area: 1224 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/18/2024 MLU |
| INC DATE | | AG DATE | |

701 S 10TH ST A&B, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 95,478 |
| TOTAL MARKET OB/XF VALUE | 864 |
| TOTAL LAND VALUE - MARKET | 110,000 |
| TOTAL MARKET VALUE | 206,342 |
| SOH/AGL Deduction | 86,197 |
| ASSESSED VALUE | 120,145 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 120,145 |
| TOTAL JUST VALUE | 206,342 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 192,298 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20060801 | OTHER | 2,000 | 04/20/2006 |
| 20060514 | REMODEL | 2,400 | 03/14/2006 |
| 6415 | REPAIR/RRF | 1,500 | 03/01/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1558/0334 | 3/28/2008 | TD | U | I | 06 | 100 |
| GRANTOR: WILLIAMS H E TRUSTEE | | | | | | |
| GRANTEE: HOME BUYERS OF FLA | | | | | | |
| 1497/1400 | 5/08/2007 | WD | U | I | 23 | 92,500 |
| GRANTOR: BRUNER JAMES | | | | | | |
| GRANTEE: WILLIAMS H E TRUSTE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

HXB=[YR=1993] W12 APT=[YR=1993] N9W9N12W14 S12W7S9E30$
W30S21E3 HXS=[YR=1993] S7 E25 N7 W25 $ E27 N8E12 N13 $ .

## 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 | 12 | 12 | 144.00 | SF | 30.00 | 30.00 | 100 | 1986 | 1986 | 3 | 20 | 864 | |

## LAND DESCRIPTION

TOTAL OB/XF 864

| 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 | 000800 | C | MULTI-FAM | 0 | | R-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 2,200.00 | 2,200.00 | 110,000 | | | | | | | |

REVIEW DATE 05/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS