



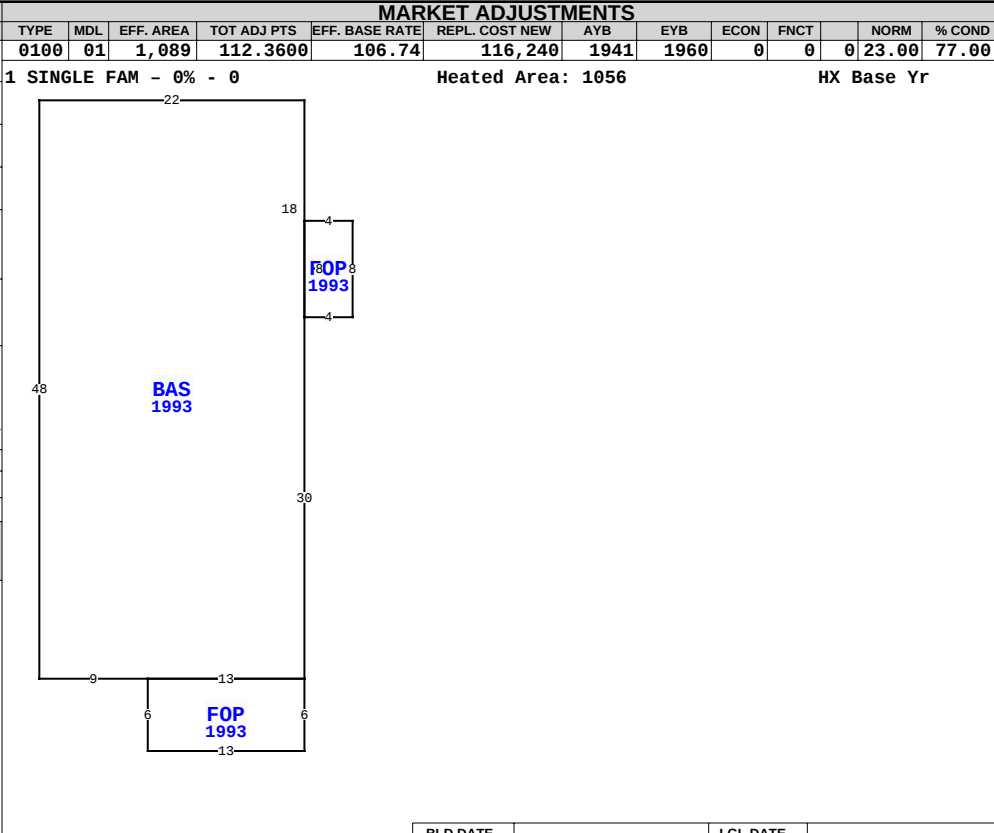
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	1 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,056	100	1,056	86,792
FOP	32	30	10	822
FOP	78	30	23	1,890
TOTALS	1,166		1,089	89,505

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	18	6	108.00	SF	6.50	6.50	463
2	0810	CONCRETE A	0	0	0	0	432.00	SF	6.50	6.50	1,909

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		R-2	50.00	100.00	50.00	FF	



709 S 11TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
2,372											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	89,505		
TOTAL MARKET OB/XF VALUE	2,372		
TOTAL LAND VALUE - MARKET	110,000		
TOTAL MARKET VALUE	201,877		
SOH/AGL Deduction	61,188		
ASSESSED VALUE	140,689		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	140,689		
TOTAL JUST VALUE	201,877		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	187,746		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8419	XFOB	600	07/06/1994
7752	REPAIR/RRF	8,000	06/15/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2720/1457	6/17/2024	PR U	I	19	
GRANTOR: RAYSOR KENDRA T AS PR					
GRANTEE: THOMPSON MARY ELIZA					
0676/0493	3/02/1993	CT U	I	14	5,050
GRANTOR: CLERK OF COURT					
GRANTEE: THOMPSON GEORGE E					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W22 S48 E9 FOP=[YR=1993] S6 E13 N6 W13 \$ E13 N30 FOP=[YR=1993] E4 N8 W4 S8 \$ N18 \$.											