

BLOCK 157 W1/2 OF LOTS 1-4
IN OR 790/1748
CITY OF FDNA BEACH

MITCHELL GLENN B
96972 BLACKROCK RD
YULEE, FL 32097

2024

00-00-31-1800-0157-0012



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	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	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	1,110	100	1,110	87,782
FOP	82	30	25	1,977
TOTALS	1,192		1,135	89,759

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	21	3			63.00	SF	6.50

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	R-2	50.00	100.00	100.00	FF	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,135	99.6930	94.71	107,496	1948	1990	0	0	16.50	83.50
1 SINGLE FAM - 0% - 0 Heated Area: 1110 HX Base Yr											
2008 HICKORY ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/18/2024 MLU											

TOTAL OB/XF											
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Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		89,759	
TOTAL MARKET OB/XF VALUE		82	
TOTAL LAND VALUE - MARKET		220,000	
TOTAL MARKET VALUE		309,841	
SOH/AGL Deduction		137,536	
ASSESSED VALUE		172,305	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		172,305	
TOTAL JUST VALUE		309,841	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		285,859	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990408	DEMOLITION	5,000	05/12/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0790/1748	4/21/1997	WD U	I	I	14
GRANTOR: AMERICAN GENERAL HOME					
GRANTEE: MITCHELL GLENN B					
0719/1609	12/09/1994	CT U	I	I	14
GRANTOR: CLERK OF COURT					
GRANTEE: AMERICAN GENERAL HO					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W36 S30 E20 FOP=[YR=1993] S7 E16 N4 W10 N3 W6\$ E6 S3 E10 N33\$.											

TOTAL OB/XF											
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