BLOCK 196 LOT 8
IN OR 1710/100
R/W IN OR 150/517

GALLUP WILLIAM F
1090 OLIVE ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0196-0080

BUILDING CHARACTERISTICS

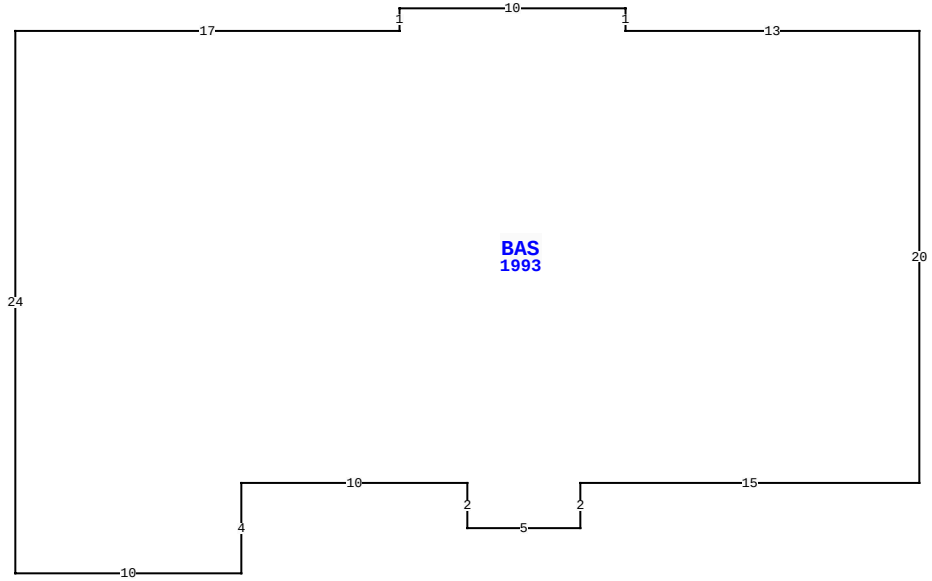
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	860	100	860	73,677
TOTALS	860		860	73,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	860	108.0000	102.60	88,236	1986	1986	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2016 Heated Area: 860 HX Base Yr 2016



1090 OLIVE ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		73,677
TOTAL MARKET OB/XF VALUE		413
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		149,090
SOH/AGL Deduction		73,398
ASSESSED VALUE		75,692
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		25,692
TOTAL JUST VALUE		149,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2270/1537	2/28/2019	QC	U	I	11	100
GRANTOR: GALLUP MARILYN LANNON						
GRANTEE: GALLUP WILLIAM F						
1710/0100	11/11/2010	WD	Q	I	01	30,000
GRANTOR: ROWLAND WALLACE D & M						
GRANTEE: GALLUP WILLIAM F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N1 W10 S1 W17 S24 E10 N4 E10 S2 E5 N2 E15 N20$.

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	1242	WD DECK A	0	100	10	15	150.00	SF	10.00	10.00	100	1990	1990	3	20	300	
2	0819	CONC 12"	0	100	5	4	20.00	SF	9.50	9.50	100	1990	1990	3	59.5	113	

LAND DESCRIPTION

TOTAL OB/XF 413

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	100	0007	CI	100.00	100.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS