BLK 213 N111'OF W100 OF LOT 2
IN OR 2713/46
CITY OF FDNA BEACH

MOCK-V LLC
PO BOX 706
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0213-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

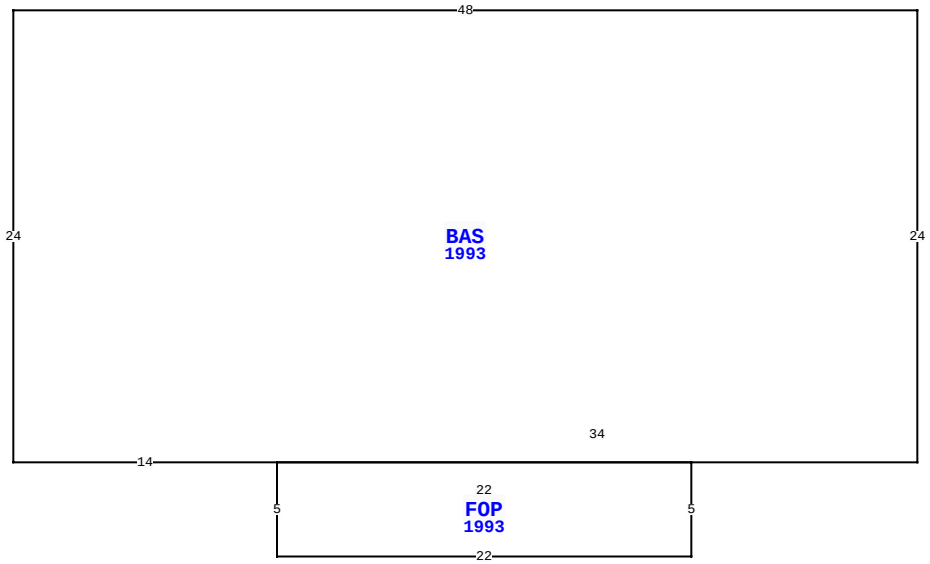
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,152	100	1,152	145,552
FOP	110	30	33	4,170
TOTALS	1,262		1,185	149,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	137.8212	130.93	155,152	1975	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1152 HX Base Yr



BLD DATE	04/09/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/12/2024 MLU
INC DATE		AG DATE	

820 S 11TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	149,722
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	244,200
TOTAL MARKET VALUE	393,922
SOH/AGL Deduction	0
ASSESSED VALUE	393,922
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	393,922
TOTAL JUST VALUE	393,922
NCON VALUE	108,530
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052786	REPAIR/RRF	7,000	10/04/2005
6348	XFOB	600	01/30/1991
5651	REPAIR/RRF	3,500	10/24/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/46	5/21/2024	QC	U	I	11	100
GRANTOR: VENERDI PETER E III						
GRANTEE: MOCK-V LLC						
2668/1592	9/22/2023	WD	Q	I	01	465,000
GRANTOR: MJJJD PROPERTIES LLC						
GRANTEE: VENERDI PETER E III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E14 FOP=[YR=1993] S5 E22 N5W22$ E34 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	R-2	111.00	100.00	111.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	244,200							

REVIEW DATE 05/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 244,200 Market: 0 Agricultural: 0 Common: 244,200 PRINTED 08/06/2024 BY SYS