BLOCK 213 PT OF LOTS 9 & 10
BEING PARCEL A IN OR 2450/1377
CITY OF FDNA BEACH

MCGOVERN GARRETT MCLEAN & COURTNEY DIZON Q
816 DIVISION ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0213-0094

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

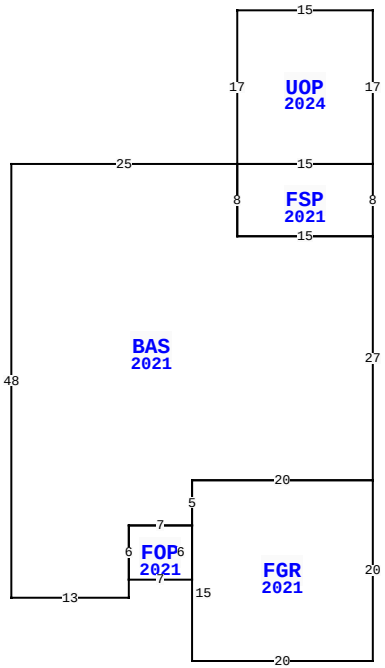
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,484	100	1,484	229,431
FGR	400	55	220	34,013
FOP	42	30	13	2,010
FSP	120	40	48	7,421
UOP	255	20	51	7,884
TOTALS	2,301		1,816	280,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,816	124.3000	155.38	282,170	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 1484 HX Base Yr 2022



816 DIVISION ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		280,759
TOTAL MARKET OB/XF VALUE		13,096
TOTAL LAND VALUE - MARKET		134,200
TOTAL MARKET VALUE		428,055
SOH/AGL Deduction		64,896
ASSESSED VALUE		363,159
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		313,159
TOTAL JUST VALUE		428,055
NCON VALUE		12,986
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-0512	12'2"X17' SCREEN		09/21/2023
20200571	CO ISSUED	0	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2510/0440	10/28/2021	WD	Q	I	01	424,900
GRANTOR: STRAIGHT CUT CONSTRUC						
GRANTEE: MCGOVERN GARRETT MC						
2450/1377	4/08/2021	QC	U	V	11	100
GRANTOR: SHIELDS JANET C & DAV						
GRANTEE: STRAIGHT CUT CONSTR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=-15,0] W25 S48 E13 N2 N6 E7 N5 E20 N27 W15 N8 $
FGR=[YR=2021;ORIG=-20,40] N5 E20 S20 W20 N15 $
FSP=[YR=2021;ORIG=0,0] W15 S8 E15 N8 $
FOP=[YR=2021;ORIG=-27,46] E7 N6 W7 S6 $
UOP=[YR=2024;ORIG=-15,0] E15 N17 W15 S17 $
.

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	0811	CONCRETE B	0	100	0	0	781.00	SF	5.20	5.20	100	2021	2021	3	99	4,021	
2	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2021	2021	3	98	3,387	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	98	588	
4	0912	SCRN RM G	0	100	17	15	255.00	SF	20.00	20.00	100	2024	2023		100	5,100	

LAND DESCRIPTION

TOTAL OB/XF 13,096

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		R-2	61.00	100.00	61.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	134,200							

REVIEW DATE 02/26/2024 BY TW Total Acres: 0.00 Total Land Value: 134,200 Market: 0 Agricultural: 0 Common: 134,200 PRINTED 08/06/2024 BY SYS