

BLOCK 213 PT OF LOT 9 (S-5)
& S 61' OF E100' OF W130' OF
LOT 9 (S-6)

CUETO DANAE
15421 SW 156 AVENUE
MIAMI, FL 33186

2024

00-00-31-1800-0213-0095



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	06	BD/BATTEN 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
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NEIGHBORHOOD/LOC	1009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	70,412
BAS	288	100	288	23,471
FCP	480	25	120	9,779
FOP	56	30	17	1,386
FOP	48	30	14	1,141
UOP	81	20	16	1,304

TOTALS	1,817		1,319	107,492
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	48	36			

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,319	125.3772	119.11	157,106	1965	1980	0	0	0	31.58
1 SINGLE FAM - 0% - 2024											
Heated Area: 1152											
HX Base Yr											
820 DIVISION ST, FERNANDINA BEACH											
BLD DATE 04/02/2014 KK LGL DATE 04/12/2024 MLU											
XF DATE INC DATE											
AG DATE											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 2			Tax Dist:		
BUILDING MARKET VALUE			107,492		
TOTAL MARKET OB/XF VALUE			7,862		
TOTAL LAND VALUE - MARKET			268,400		
TOTAL MARKET VALUE			383,754		
SOH/AGL Deduction			0		
ASSESSED VALUE			383,754		
TOTAL EXEMPTION VALUE			0		
BASE TAXABLE VALUE			383,754		
TOTAL JUST VALUE			383,754		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			330,591		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010007	XFOB	1,000	06/06/2001
8934	XFOB	1,500	03/16/1995
6985	REPAIR/RRF	500	04/06/1992
6038	REPAIR/RRF	2,000	06/21/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2658/1925	7/27/2023	WD	Q	I	01	455,000

GRANTOR: ANCRUM JANICE						
GRANTEE: CUETO DANAE						
2612/1696	1/09/2023	FJ	U	I	11	0
GRANTOR: ANCRUM HAMPY LOUIS II						
GRANTEE: ANCRUM JANICE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FCP=[YR=2008] W11 UOP=[YR=2008] N9W9S9E9\$ W9BAS=[YR=2008] W12 BAS=[YR=1993] W36S24 E22 FOP=[YR=1993] S4E14 FOP=[YR=2008] E12 N4W12S4\$N4W14\$E14 N24\$ S24E12 N24\$ S24E20N24\$.									

LAND DESCRIPTION										TOTAL OB/XF 7,862									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	SFR	0	0006	R-2	61.00	100.00	61.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	134,200		
2	000100	C	SFR	0	0006	R-2	61.00	100.00	61.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	134,200		