BLK 214 N 42 FT OF TRACT C OF
LOT 2 & S 58 FT OF TRACT D OF
LOT 2 IN OR 2184/1730 &

LAMFERS ARDELLE J II & SARAH S
627 DIVISION ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0214-02C1

BUILDING CHARACTERISTICS

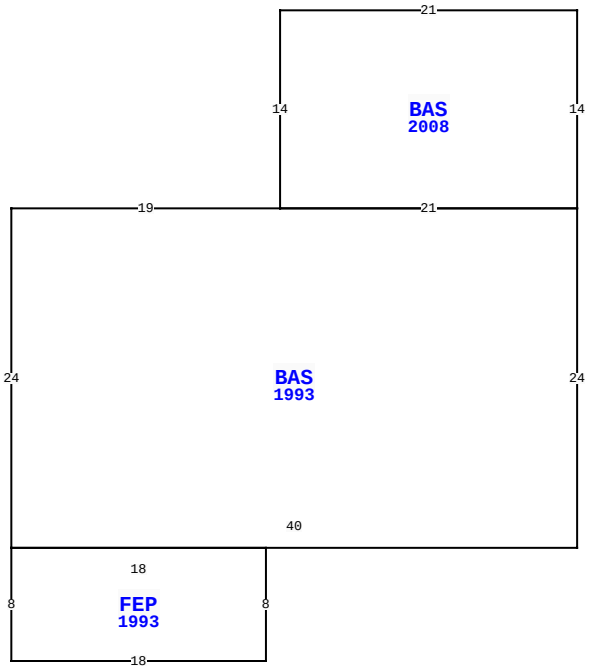
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 80
Interior Wall	04	PLYWOOD 20
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	53,312
BAS	294	100	294	16,327
FEP	144	80	115	6,386
TOTALS	1,398		1,369	76,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,369	103.2460	98.08	134,272	1950	1950	0	0	10	33.38	56.62

1 SINGLE FAM – 100% - 2019 Heated Area: 1254 HX Base Yr 2019



627 DIVISION ST, FERNANDINA BEACH

BLD DATE	04/03/2014 KK	LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		76,025
TOTAL MARKET OB/XF VALUE		774
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		296,799
SOH/AGL Deduction		175,573
ASSESSED VALUE		121,226
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,226
TOTAL JUST VALUE		296,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2184/1732	3/16/2018	WD	U	I	11	100
GRANTOR: SAMUELS BRANDON E						
GRANTEE: LAMFERS ARDELLE J I						
2184/1730	3/16/2018	WD	Q	I	02	126,000
GRANTOR: ABC RENTAL PROPERTIES						
GRANTEE: LAMFERS ARDELLE J I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W21 S14 BAS=[YR=1993] W19 S24 FEP=[YR=1993] S8E18N8W18$ E40N24 W21$ E21N14$.

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	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	100	1990	1990	3	59.5	774	

LAND DESCRIPTION

TOTAL OB/XF 774

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	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	220,000							

REVIEW DATE 05/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/06/2024 BY SYS