BLK 214 S 6FT OF TRACT B OF
LOT 3 & N 44FT OF TRACT A OF
LOT 4

GBMLJM LLC
96972 BLACKROCK RD
YULEE, FL 32097

2024

00-00-31-1800-0214-03B2

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

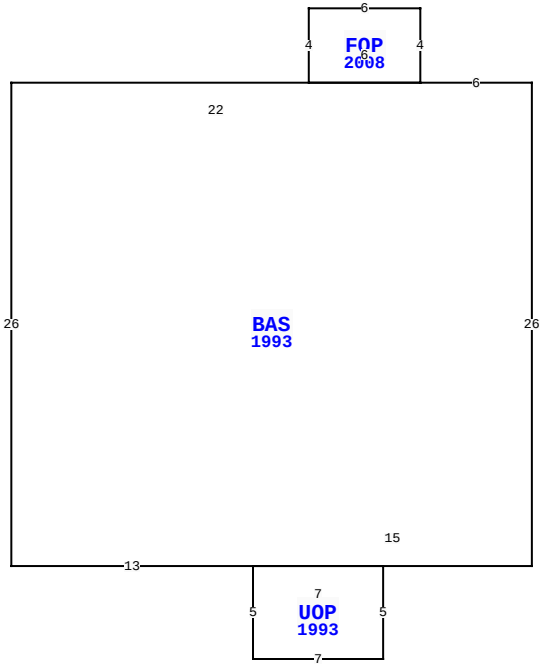
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	63,809
FOP	24	30	7	613
UOP	35	20	7	613
TOTALS	787		742	65,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	742	113.9050	108.21	80,292	1954	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 0% - 0 Heated Area: 728 HX Base Yr



704 S 11TH ST, FERNANDINA BEACH

BLD DATE	04/09/2014 KK	LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	65,037
TOTAL MARKET OB/XF VALUE	680
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	175,717
SOH/AGL Deduction	3,037
ASSESSED VALUE	172,680
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,680
TOTAL JUST VALUE	175,717
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032870	REMODEL	1,000	04/08/2003
2333	CHNGE SRVC	400	01/31/1989
5171	REPAIR/RRF	5,000	01/13/1989
4230	REPAIR/RRF	2,000	03/24/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2535/1954	9/09/2021	WD	U	I	11	100
GRANTOR: MITCHELL GLYNN B & LO						
GRANTEE: GBMLJM LLC						
1960/0832	1/29/2015	WD	U	I	37	30,000
GRANTOR: MURRAY LEONARD W JR E						
GRANTEE: MITCHELL GLYNN B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 FOP=[YR=2008] N4 W6 S4 E6 $ W22 S26 E13
UOP=[YR=1993] S5 E7 N5 W7 $ E15 N26 $.

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	0	38	8	304.00	SF	6.50	6.50	100	1980	1980	3	32.5	642	
2	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50	6.50	100	1980	1980	3	32.5	38	

LAND DESCRIPTION

TOTAL OB/XF 680

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	110,000							

REVIEW DATE 05/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS