

BLOCK 214 LOT C OF 3
N 44 FT OF D OF 4
IN OR 313 PG 191

BLUE ROBERT E & WANDA M
PO BOX 1932
FERNANDINA BEACH, FL 32035-1932

2024

00-00-31-1800-0214-03C0



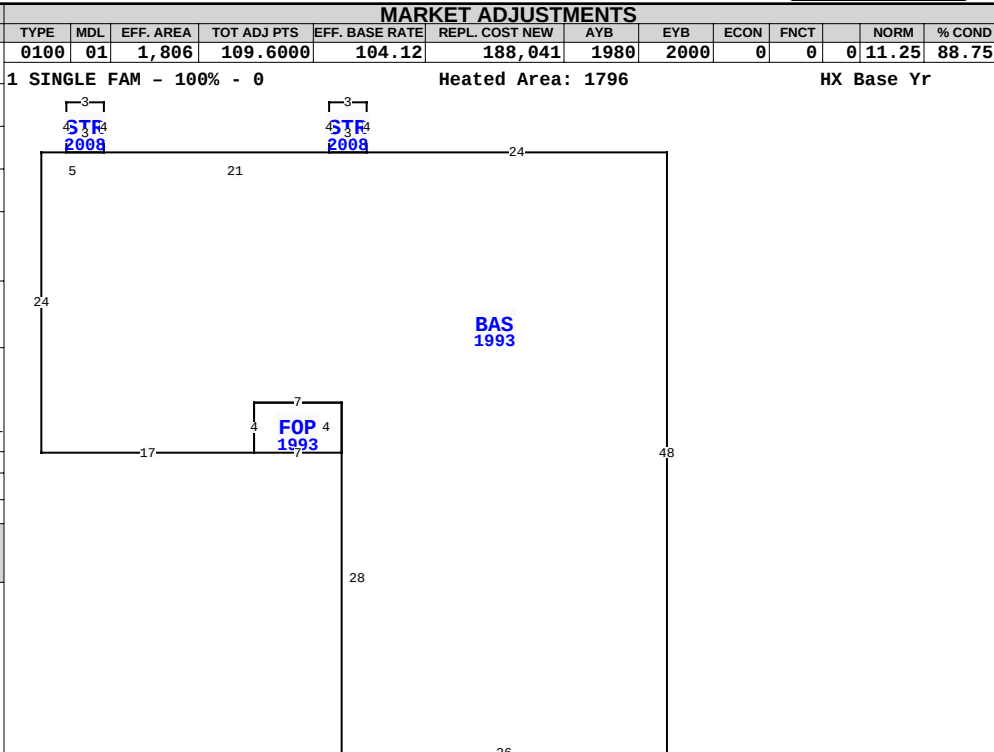
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	03	Quality Level 03
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	1,796	100	1,796	165,963
FOP	28	30	8	739
STR	12	10	1	92
STR	12	10	1	92
TOTALS	1,848		1,806	166,886

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00	100	2005	2005	3	24

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000100	C	SFR	100	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00



1116 GUM ST, FERNANDINA BEACH	BLD DATE 04/07/2014	KK	LGL DATE	03/18/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF														
864														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		166,886	
TOTAL MARKET OB/XF VALUE		864	
TOTAL LAND VALUE - MARKET		220,000	
TOTAL MARKET VALUE		387,750	
SOH/AGL Deduction		289,392	
ASSESSED VALUE		98,358	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		48,358	
TOTAL JUST VALUE		387,750	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		360,400	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040738	REMODEL	13,000	04/15/2004
6480B	REPAIR/RRF	1,200	04/12/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0313/0191	4/01/1980	WD	Q	I		2,000	

GRANTOR:							
GRANTEE:							

BUILDING NOTES														
BAS=[YR=1993] W24 STR=[YR=2008] N4W3S4E3\$ W21 STR=[YR=2008] N4W3S4E3\$ W5 S24 E17 FOP=[YR=1993] E7N4 W7S4\$ N4 E7 S28 E26 N48\$.														