

BLK 214 E1/2 OF S 44 FT OF
TRACT C OF LOT 2 & E1/2 OF
TRACT D OF LOT 3

WEBER RACHELLE
225 DIVISION ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0214-03D1



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	800	100	800	67,237
TOTALS	800		800	67,237

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
1	0810	CONCRETE A	0	0	0	0	134.00	SF	6.50	6.50	100	1989	1989

LAND DESCRIPTION													
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
1	000100	C	SFR	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	800	106.5900	101.26	81,008	1989	1989	0	0	0	17.00	83.00	
1 SINGLE FAM - 0% - 0 Heated Area: 800 HX Base Yr													
32 BAS 1993 32													
1111 GUM ST, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
03/18/2024 MLU													

TOTAL OB/XF													
496													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		67,237	
TOTAL MARKET OB/XF VALUE		496	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		177,733	
SOH/AGL Deduction		52,629	
ASSESSED VALUE		125,104	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		125,104	
TOTAL JUST VALUE		177,733	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		164,780	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091709	H/AC	2,300	12/17/2009
1039	H/AC	2,125	02/21/1989
2346	NEW CONSTR	1,500	02/17/1989
1333	NEW CONSTR	1,600	02/15/1989
5192	NEW CONSTR	28,000	01/24/1989
5181	DEMOLITION	0	01/19/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2081/0834	11/01/2016	SW	Q	I	01	73,000
GRANTOR: HOMES HQ LLC						
GRANTEE: WEBER RACHELLE						
2060/1692	7/25/2016	CT	U	I	18	47,600
GRANTOR: CLERK OF COURT						
GRANTEE: HOMES HQ LLC						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W25 S32 E25 N32\$.													