BLOCK 214 S50' OF SUB B OF
LOT 5 & S14' OF SUB A OF LOT 5
& N36'OF SUB B OF LOT 5

WALDRIP CHARLES T & LESIA F
1973 CLINCH DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0214-05A2

BUILDING CHARACTERISTICS

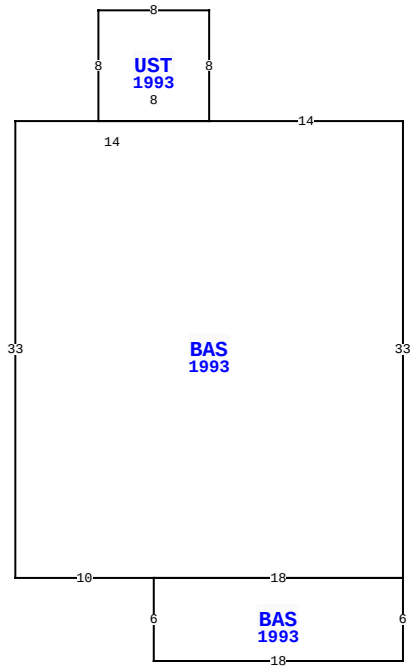
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	108	100	108	4,593
BAS	924	100	924	39,293
UST	64	45	29	1,233
TOTALS	1,096		1,061	45,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,061	102.3112	97.20	103,129	1950	1970	0	0	30	26.25	43.75

1 SINGLE FAM – 0% - 0 Heated Area: 1032 HX Base Yr



730 S 11TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
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	45,119
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	220,000
TOTAL MARKET VALUE	265,119
SOH/AGL Deduction	140,768
ASSESSED VALUE	124,351
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,351
TOTAL JUST VALUE	265,119
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120253	NEW SEWER LINE	500	02/14/2012
20051320	REROOF W/30YR SHI	3,000	02/24/2005
20051048	150 AMP SERVICE	2,000	01/13/2005
20033345	CARPORT DEMO/REPA	10,000	06/25/2003
20021109	DEMOLISH 726 S 11	2,000	07/02/2002
2003835	DEMOLITION	100	08/28/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1775/1813	1/26/2012	WD	U	I	38	39,400
GRANTOR: GREEN TIFFANY						
GRANTEE: WALDRIP CHARLES T &						
1300/1009	3/08/2005	QC	U	I	06	100
GRANTOR: VANATTA JERE						
GRANTEE: GREEN TIFFANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UST=[YR=1993] N8 W8 S8 E8 $ W14 S33 E10
BAS=[YR=1993] S6 E18 N6 W18 $ E18 N33$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100.00	100.00	100.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	220,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/06/2024 BY SYS