

BLOCK 214
S 50 FT OF N 72 FT OF SUBLOT A
OF LOT 6

ALSAYYAD AYISHA ASHLEY M
722 DIVISION ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0214-06A1



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	1,500	100	1,500	247,158
FGR	400	55	220	36,250
FOP	30	30	9	1,483
FSP	110	40	44	7,250
PTO	30	5	2	329
TOTALS	2,070		1,775	292,470

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	0810	CONCRETE A	0 100	0	0	856.00	SF	6.50	6.50	100	2021	2021	3	99

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	TOT ADJ
1	000100	C	SFR	100	0006	R-2	50.00	100.00	50.00	FF		1.00	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
0900	01	1,775	132.4800	165.60	293,940	2021	2021	0	0	0	0.50	99.50
2 SNGL FAM - 100% - 2022												
Heated Area: 1500												
HX Base Yr 2022												

NASSAU COUNTY PROPERTY														
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VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 2										Tax Dist:				
BUILDING MARKET VALUE										292,470				
TOTAL MARKET OB/XF VALUE										5,508				
TOTAL LAND VALUE - MARKET										110,000				
TOTAL MARKET VALUE										407,978				
SOH/AGL Deduction										57,893				
ASSESSED VALUE										350,085				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										300,085				
TOTAL JUST VALUE										407,978				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										384,807				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210478	CO ISSUED	0	07/02/2021
20190036	DEMOLITION	0	01/08/2020
983332	REMODEL	27,000	03/11/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2419/0511	12/15/2020	WD	U	V	37	65,700	
GRANTOR: GIBBS MICHAEL							
GRANTEE: ALSAYYAD AYISHA ASH							
2327/0952	12/20/2019	WD	U	I	12	132,500	
GRANTOR: FANNIE MAE							
GRANTEE: GIBBS MICHAEL							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2021] W14 FSP=[YR=2021] W16 PTO=[YR=2021] W6 S5 E6 N5\$ S5 D2 R2 E14 N7\$ S7 W14 U2 L2 W10 S27 FGR=[YR=2021] S20 E20 FOP=[YR=2021] S2 E5 N6 W5 S4\$ N20 W20\$ E20 S16 E5 S4 E15 N52\$.														