BLOCK 214 LOT S 42 FT
OF A & N 8 FT OF B OF 7
CITY OF FDNA BEACH

DURRANCE PRESTON III & JONI L
710 DIVISION STREET
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1800-0214-07A2**

## BUILDING CHARACTERISTICS

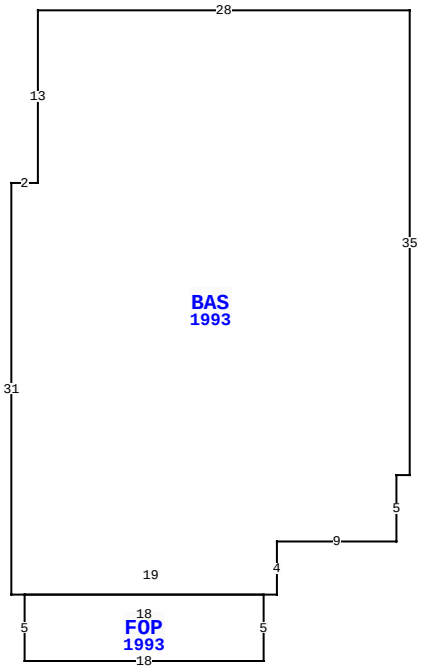
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 1,249 | 100 | 1,249 | 179,350 |
| FOP | 90 | 30 | 27 | 3,877 |
| TOTALS | 1,339 | | 1,276 | 183,227 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,276 | 117.5200 | 146.90 | 187,444 | 1925 | 2020 | 0 | 0 | 0 | 2.25 | 97.75 |

1 SNGL FAM – 100% - 2024 Heated Area: 1249 HX Base Yr 2024




| | | | |
|---|---|---|---|
| BLD DATE | 07/16/2014 KK | LGL DATE | |
| XF DATE | | LAND DATE | 03/18/2024 MLU |
| INC DATE | | AG DATE | |

710 DIVISION ST, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 183,227 |
| TOTAL MARKET OB/XF VALUE | | 77 |
| TOTAL LAND VALUE - MARKET | | 110,000 |
| TOTAL MARKET VALUE | | 293,304 |
| SOH/AGL Deduction | | 88,666 |
| ASSESSED VALUE | | 204,638 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 154,638 |
| TOTAL JUST VALUE | | 293,304 |
| NCON VALUE | | 30,052 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 123,386 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 0068-2024 | VFSPL | | 04/08/2024 |
| 20101554 | REPAIR/RRF | 4,800 | 09/10/2010 |
| 5736B | REPAIR/RRF | 8,000 | 12/29/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2674/44 | 10/13/2023 | WD | Q | I | 01 | 400,000 |
| GRANTOR: MAXWELL KYLE | | | | | | |
| GRANTEE: DURRANCE PRESTON II | | | | | | |
| 2544/1101 | 3/03/2022 | WD | U | I | 37 | 130,000 |
| GRANTOR: ABENDROTH AMANDA | | | | | | |
| GRANTEE: MAXWELL KYLE & CHAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W28 S13 W2 S31 E1 FOP=[YR=1993] S5 E18 N5 W18 $
E19 N4 E9N5E1 N35$.

## 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 | 0819 | CONC 12" | 0 | 100 | 5 | 5 | 25.00 | SF | 9.50 | 9.50 | 100 | 1980 | 1980 | 3 | 32.5 | 77 | |

## LAND DESCRIPTION

TOTAL OB/XF 77

| 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 | 100 | 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 05/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS