

BLOCK 214
S 28 FT OF SUBLOT B OF LOT 7 &
N 22 FT OF SUBLOT A OF LOT 6

ROYAL GRACE M ET AL/JOHNSON DONNA M
718 DIVISION ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0214-07B2



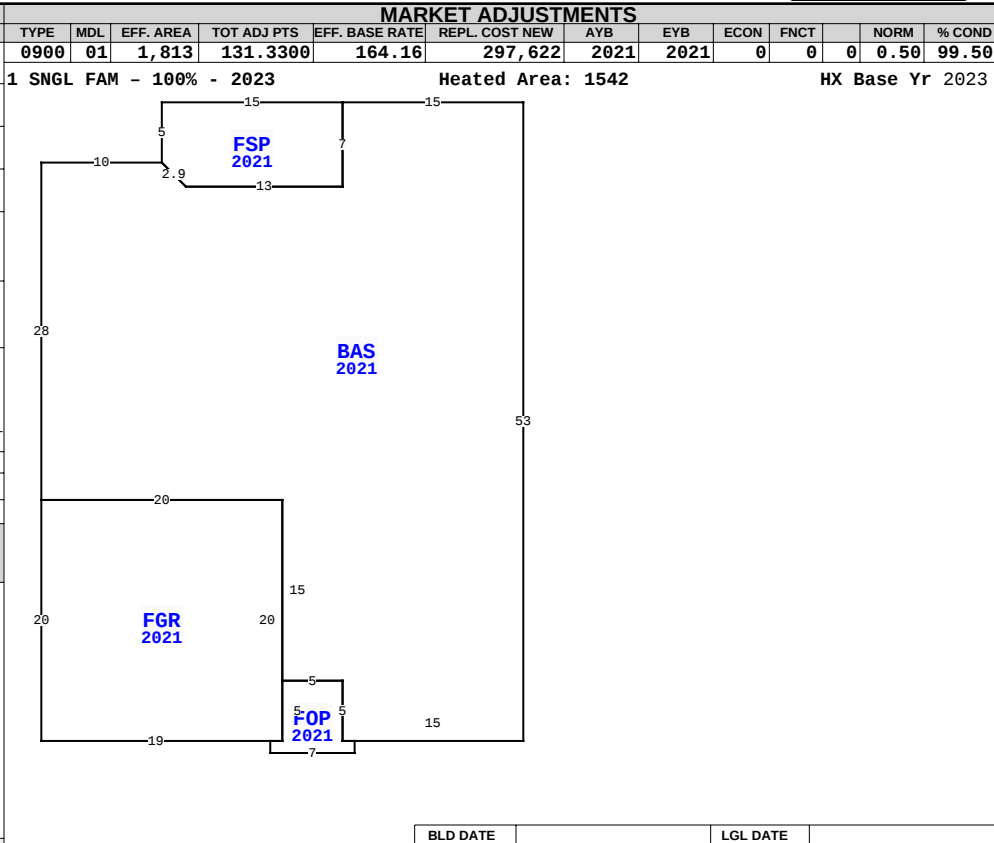
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,542	100	1,542	251,869
FGR	400	55	220	35,934
FOP	32	30	10	1,634
FSP	103	40	41	6,697
TOTALS	2,077		1,813	296,134

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0476	VF 6 SBPL	0 100	0	0	156.00	LF	32.00	32.00	100	2021
2	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2021
3	0855	CONC PAVER	0 100	0	0	792.00	SF	10.00	10.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-2	50.00	100.00	50.00	FF	



718 DIVISION ST, FERNANDINA BEACH											
TOTAL OB/XF 13,321											

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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-2	50.00	100.00	50.00	FF	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 2											
VALUATION BY STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 296,134											
TOTAL MARKET OB/XF VALUE 13,321											
TOTAL LAND VALUE - MARKET 110,000											
TOTAL MARKET VALUE 419,455											
SOH/AGL Deduction 11,376											
ASSESSED VALUE 408,079											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 358,079											
TOTAL JUST VALUE 419,455											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 396,193											

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2493/1034	8/18/2021	WD	Q	I	01	420,000	
GRANTOR: GIBBS MICHAEL							
GRANTEE: ROYAL GRACE M & DON							
2493/1027	8/03/2021	WD	U	V	11	100	
GRANTOR: ALSAYYAD AYISHA ASHLE							
GRANTEE: GIBBS MICHAEL							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2021] W15 FSP=[YR=2021] W15 S5 D2 R2 E13 N7 S7 W13 U2 L2 W10 S28 FGR=[YR=2021] S20 E19 FOP=[YR=2021] S1 E7 N1 W1 N5 W5 S5 W1 S E1 N20 W20 S E20 S15 E5 S5 E15 N53 S.											