BLOCK 214 W1/2 OF A OF 8 &
W1/2 OF S44 FT OF B OF 9 &
N42 FT OF B OF 9 &

RICHO MAGGIE A/HIGH ERIC ET AL
1119 GUM STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0214-08A2

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

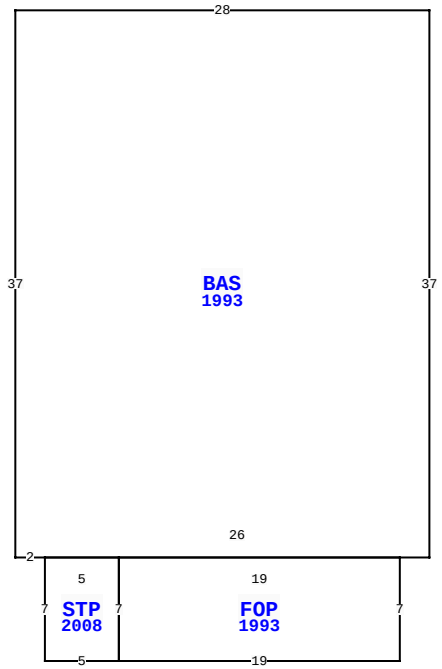
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,036	100	1,036	73,602
FOP	133	30	40	2,842
STP	35	10	4	284
TOTALS	1,204		1,080	76,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,080	94.6580	89.93	97,124	1956	1995	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2010 Heated Area: 1036 HX Base Yr 2010



1119 GUM ST, FERNANDINA BEACH

BLD DATE	04/01/2014 KK	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		76,728
TOTAL MARKET OB/XF VALUE		4,645
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		301,373
SOH/AGL Deduction		231,723
ASSESSED VALUE		69,650
TOTAL EXEMPTION VALUE	HX HB SX	69,650
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		301,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2538/0217	2/07/2022	WD	U	I	11	100
GRANTOR: RICHO MAGGIE & CAROL						
GRANTEE: RICHO MAGGIE A & ER						
2517/0299	11/26/2021	WD	U	I	11	100
GRANTOR: RICHO MAGGIE & CAROL						
GRANTEE: RICHO MAGGIE & ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S37 E2 STP=[YR=2008] S7 E5 FOP=[YR=1993] E19 N7W19S7$N7W5$ E26 N37$.

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	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	1960	1960	3	20	121	
2	0810	CONCRETE A	0	100	0	0	800.00	SF	6.50	6.50	100	2006	2006	3	87	4,524	

LAND DESCRIPTION

TOTAL OB/XF 4,645

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							
2	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 05/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/06/2024 BY SYS