



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	02	ROLL COMP 10
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	794	100	794	15,189
TOTALS	794		794	15,189

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	23	15	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	R-2	56.00	100.00	56.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	794	100.6830	95.65	75,946	1949	1949	0	0	50	37.00	20.00

1 SINGLE FAM - 0% - 0

Heated Area: 794

HX Base Yr

Diagram showing lot dimensions and area. The lot is an irregular polygon with vertices labeled with distances: 14, 8, 12, 23, 26, 6, 14, 16, 6. The area is labeled BAS 1993.

702 DIVISION ST, FERNANDINA BEACH

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

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	23	15	SF	6.50	6.50

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		15,189	
TOTAL MARKET OB/XF VALUE		1,727	
TOTAL LAND VALUE - MARKET		123,200	
TOTAL MARKET VALUE		140,116	
SOH/AGL Deduction		63,424	
ASSESSED VALUE		76,692	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		76,692	
TOTAL JUST VALUE		140,116	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		128,202	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984054	HOUSEMVING	8,000	07/17/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0826/0069	3/12/1998	WD U	V	V	08	100	
GRANTOR: ELM ST CHURCH OF GOD							
GRANTEE: HIGDON EDISON E & M							
0822/0438	2/10/1998	WD U	V	V	07	100	
GRANTOR: JACKSON AMANDA							
GRANTEE: ELM ST CHURCH OF GO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W6 N16 W14 S8 W12 S23 E26 N1 E6 N14 \$.									