BLOCK 214 E1/2 OF D OF LOT 10
& E1/2 OF N14 FT OF C OF 10
IN OR 2311/1591

WILLIAMS JOSHUA W/WILLIAMS THEADESSA
1132 FIR STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0214-10D1

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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

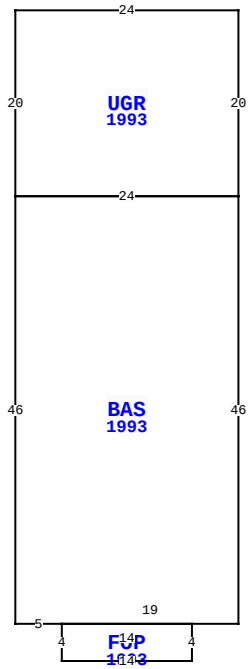
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	97,403
FOP	56	30	17	1,500
UGR	480	45	216	19,057
TOTALS	1,640		1,337	117,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,337	112.2368	106.62	142,551	1938	2000	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 2023 Heated Area: 1104 HX Base Yr 2023



1132 FIR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		117,961
TOTAL MARKET OB/XF VALUE		1,007
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		228,968
SOH/AGL Deduction		8,407
ASSESSED VALUE		220,561
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		170,561
TOTAL JUST VALUE		228,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120803	REPAIR/RRF	6,200	05/08/2012
2854	REMODEL	4,710	06/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2610/0349	12/15/2022	QC	U	I	11	100
GRANTOR: WILLIAMS THEADESSA						
GRANTEE: WILLIAMS THEADESSA						
2311/1591	10/05/2019	WD	U	I	11	100
GRANTOR: HORRY SYLVIA						
GRANTEE: HORRY SYLVIA & THEA						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24S20 BAS=[YR=1993] S46E5 FOP=[YR=1993]
S4E14N4W14$ E19 N46W24 $ E24N20$.

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	30	9	270.00	SF	6.50	6.50	100	1986	1986	3	49.5	869	
2	1243	WD DECK F	0	100	16	9	144.00	SF	3.20	3.20	100	2000	2000	3	20	92	
3	1242	WD DECK A	0	100	8	6	48.00	SF	4.00	4.00	100	2005	2005	3	24	46	

LAND DESCRIPTION

TOTAL OB/XF 1,007

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS