BLK 214 W1/2 OF TRACT D OF
LOT 10 & W1/2 OF N 14 FT OF
TRACT C OF LOT 10 IN

MOTE CASSTIAN
1130 FIR STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0214-10D2

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

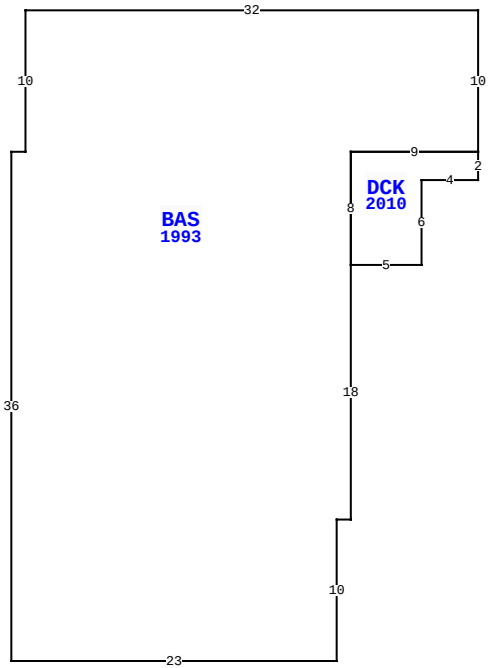
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,174	100	1,174	104,661
DCK	48	10	5	446
TOTALS	1,222		1,179	105,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,179	105.7350	100.45	118,431	1950	2000	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2009 Heated Area: 1174 HX Base Yr 2009



1130 FIR ST, FERNANDINA BEACH

BLD DATE	03/27/2015 KK	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		105,108
TOTAL MARKET OB/XF VALUE		393
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		215,501
SOH/AGL Deduction		145,399
ASSESSED VALUE		70,102
TOTAL EXEMPTION VALUE	HX HB	45,102
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		215,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100714	REMODEL	1,600	05/04/2010
20100506	REMODEL	1,500	03/29/2010
20100477	ELEC OTHER	500	03/23/2010
20100398	H/AC	4,000	03/04/2010
20100399	REMODEL	1,500	03/04/2010
20100328	REMODEL	8,000	02/22/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1718	4/18/2022	QC	U	I	11	100
GRANTOR: MOTE GWENDOLYN Y						
GRANTEE: MOTE CASSTIAN						
1625/1301	6/01/2009	QC	U	I	11	100
GRANTOR: MOTE DOROTHY M						
GRANTEE: MOTE GWENDOLYN Y						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S10 W1 S36 E23 N10 E1 N18 DCK=[YR=2010] E5N6E4N2W9S8$ N8 E9 N10$.

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	53	3	159.00	SF	6.50	6.50	100	1982	1982	3	38	393	

LAND DESCRIPTION

TOTAL OB/XF 393

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 06/15/2020 BY DJA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS