



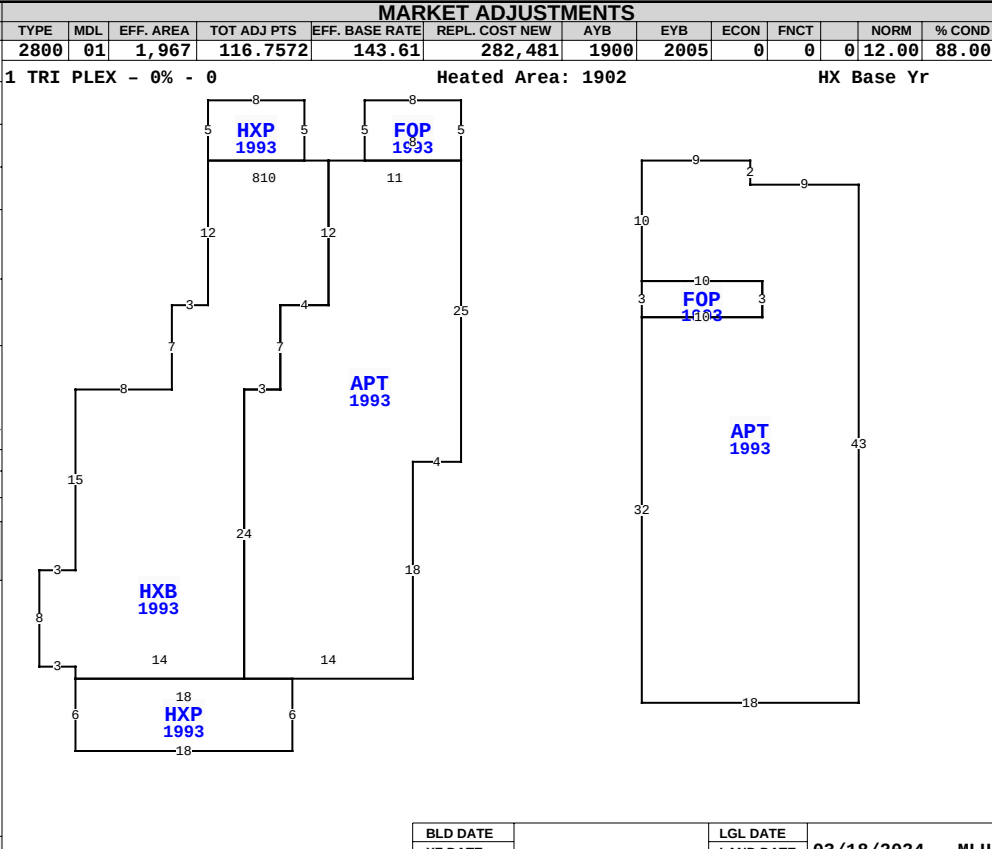
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	597	100	597	75,447
APT	762	100	762	96,299
FOP	30	30	9	1,137
FOP	40	30	12	1,516
HXB	543	100	543	68,622
HXP	40	30	12	1,516
HXP	108	30	32	4,044
TOTALS	2,120		1,967	248,583

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	34	5	170.00	SF	6.50	6.50	100	1950
2	0810	CONCRETE A	0	0	0	0	62.00	SF	6.50	6.50	100	1950

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000800	C	MULTI-FAM	0	0006	R-2	43.00	100.00	43.00	FF		1.00



402 S 11TH ST	ABC, FERNANDINA BEACH	BLD DATE		LGL DATE	03/18/2024	MLU
		XF DATE		LAND DATE		
		INC DATE		AG DATE		

TOTAL OB/XF												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	248,583		
TOTAL MARKET OB/XF VALUE	302		
TOTAL LAND VALUE - MARKET	94,600		
TOTAL MARKET VALUE	343,485		
SOH/AGL Deduction	112,761		
ASSESSED VALUE	230,784		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	230,784		
TOTAL JUST VALUE	343,485		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	241,569		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110476	ELEC OTHER	250	04/01/2011
19972200	REMODEL	40,000	10/29/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2453/1055	3/31/2021	WD	Q	I	01	259,000
GRANTOR: QUALE DAVID & AMY BRA						
GRANTEE: CECIL JEAN INVESTME						
1758/1550	9/29/2011	WD	U	I	12	60,000
GRANTOR: COMPASS BANK						
GRANTEE: QUALE DAVID & AMY B						

BUILDING NOTES												
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BUILDING DIMENSIONS												
FOP=[YR=1993] N5 W8 S5 E8\$ APT=[YR=1993] W11 HXB=[YR=1993] W10 HXP=[YR=1993] N5 E8 S5 W8\$ S12 W3 S7 W8 S15 W3 S8 E3 S1 HXP=[YR=1993] S6 E18 N6 W18\$ E14 N24 E3 N7 E4 N12\$S12 W4 S7 W3 S24 E14 N18 E4 N25\$ PTR=E15 APT=[YR=1993] E9 S2 E9S43 W18 N32 FOP 1993= N3 E10 S3 W10\$E10 N3W10 N10\$ W15\$.												