BLOCK 215 S1/2 SUB B LOT 1,
N 14.67FT SUB A LOT 2
CITY OF FDNA BEACH IN OR 2055/55

OLIVE RENATE L
408 S 11TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0215-01B2

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	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

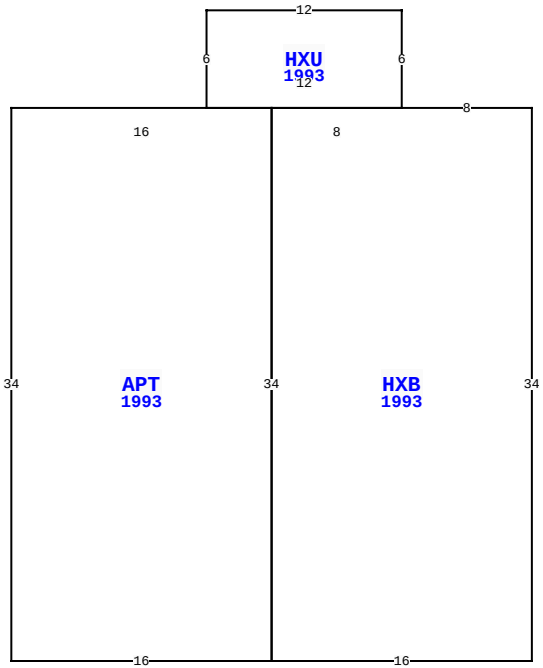
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	544	100	544	44,183
HXB	544	100	544	44,183
HXU	72	55	40	3,248
TOTALS	1,160		1,128	91,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,128	93.4920	116.86	131,818	1930	1930	0	0	0	30.50	69.50

1 DUPLEX – 51.77% - 2017 Heated Area: 1088 HX Base Yr 2017



408 S 11TH ST A&B, FERNANDINA BEACH

BLD DATE	04/09/2014 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		91,614
TOTAL MARKET OB/XF VALUE		5,608
TOTAL LAND VALUE - MARKET		127,600
TOTAL MARKET VALUE		224,822
SOH/AGL Deduction		133,643
ASSESSED VALUE		91,179
TOTAL EXEMPTION VALUE	HX HB	31,940
BASE TAXABLE VALUE		59,239
TOTAL JUST VALUE		224,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5791B	XFOB	1,500	02/08/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2055/0559	6/27/2016	WD	Q	I	01	82,500
GRANTOR: WILLIAMS WAYNE & THEA						
GRANTEE: OLIVE RENATE L						
1158/1275	8/01/2003	WD	Q	I		115,000
GRANTOR: RICHO LINDA GAIL						
GRANTEE: WILLIAMS WAYNE & TH						

BUILDING NOTES

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	0	0	1,450.00	SF	6.50	6.50	100	1990	1990	3	59.5	5,608	

BUILDING DIMENSIONS

HXB=[YR=1993] W8 HXU=[YR=1993] N6W12S6E12$ W8 APT=[YR=1993] W16S34E16N34$S34E16 N34$.

LAND DESCRIPTION

TOTAL OB/XF 5,608

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	000800	C	MULTI-FAM	100	0006	R-2	58.00	100.00	58.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	127,600							

REVIEW DATE 11/27/2023 BY TWA Total Acres: 0.00 Total Land Value: 127,600 Market: 0 Agricultural: 0 Common: 127,600 PRINTED 08/06/2024 BY SYS