BLOCK 215 SUB N58 FT OF D OF 2
IN OR 421 PG 532
CITY OF FDNA BEACH

GARDNER NARVEA C & PAULA M
415 DIVISION ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0215-02D1

BUILDING CHARACTERISTICS

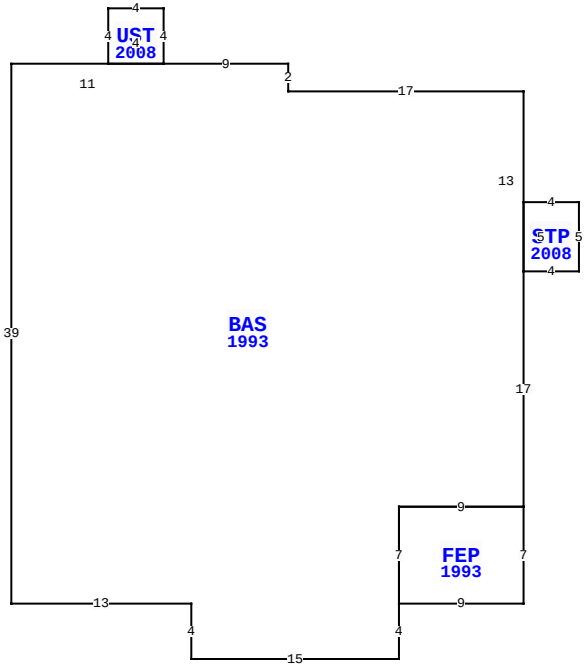
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	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	1,406	100	1,406	121,767
FEP	63	80	50	4,331
STP	20	10	2	173
UST	16	45	7	606
TOTALS	1,505		1,465	126,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,465	124.0320	117.83	172,621	1960	1990	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 0 Heated Area: 1406 HX Base Yr



415 DIVISION ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		126,876
TOTAL MARKET OB/XF VALUE		654
TOTAL LAND VALUE - MARKET		127,600
TOTAL MARKET VALUE		255,130
SOH/AGL Deduction		186,536
ASSESSED VALUE		68,594
TOTAL EXEMPTION VALUE	HX HB	43,594
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		255,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984097	REPAIR/RRF	1,450	08/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0421/0532	5/01/1984	WD	Q	I		38,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 N2 W9 UST=[YR=2008] N4 W4S4E4$ W11 S39 E13 S4 E15 N4 FEP=[YR=1993] E9 N7 W9S7$ N7 E9 N17 STP=[YR=2008] E4N5W4S5$N13$.

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	0350	CARPORT WD	0	100	23	10	230.00	SF	8.71	8.71	100	1980	1980	3	20	401	
2	0810	CONCRETE A	0	100	27	6	162.00	SF	6.50	6.50	100	1973	1973	3	24	253	

LAND DESCRIPTION

TOTAL OB/XF 654

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	58.00	100.00	58.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	127,600							

REVIEW DATE 05/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 127,600 Market: 0 Agricultural: 0 Common: 127,600 PRINTED 08/06/2024 BY SYS