

BLK 215 N 36FT OF TRACT B OF LOT
S 14FT OF TRACT A OF LOT 6
CITY OF FDNA BEACH S/D OF

MY FLORIDA HOME SOLUTIONS LLC
7643 GATE PARKWAY SUITE 104
JACKSONVILLE, FL 32256

2024

00-00-31-1800-0215-06A2



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	14	CARPET 80
Interior Floo	08	SHT VINYL 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
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NEIGHBORHOOD/LOC	1009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,026	100	1,026	92,332
BAS	176	100	176	15,838

TOTALS	1,202		1,202	108,171
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	0	0	96.00	SF	10.00	10.00	100	2002
2	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	2002
3	0810	CONCRETE A	0 100	0	0	1,000.00	SF	6.50	6.50	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-2	50.00	100.00	50.00	FF	

REVIEW DATE	05/24/2019	BY	DJA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,202	106.7420	101.40	121,883	1950	2000	0	0	0	11.25	88.75	
1 SINGLE FAM - 100% - 1998													
Heated Area: 1202													
HX Base Yr 1998													
524 DIVISION ST, FERNANDINA BEACH													

BLD DATE	04/03/2014	KK	LGL DATE	
XF DATE			LAND DATE	03/18/2024
INC DATE			AG DATE	MLU

L N	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	1242	WD DECK A	0 100	0	0	96.00	SF	10.00	10.00	100	2002	2002	3	20	192	
2	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	2002	2002	3	20	384	
3	0810	CONCRETE A	0 100	0	0	1,000.00	SF	6.50	6.50	100	2007	2007	3	88	5,720	

TOTAL OB/XF															
6,296															

REVIEW DATE	05/24/2019	BY	DJA
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Total Acres:	0.00	Total Land Value:	110,000	Market:	0	Agricultural:	0	Common:	110,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		108,171	
TOTAL MARKET OB/XF VALUE		6,296	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		224,467	
SOH/AGL Deduction		182,163	
ASSESSED VALUE		42,304	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		17,304	
TOTAL JUST VALUE		224,467	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		209,732	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071149	XFOB	1,000	06/21/2007
20022134	REMODEL	1,000	12/13/2002
984574	REMODEL	5,800	11/24/1998
3764	H/AC	1,900	05/08/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2708/1797	4/18/2024	WD	Q	I	01	275,000	
GRANTOR: WILLIAMS WAYNE B & TH							
GRANTEE: MY FLORIDA HOME SOL							
1316/0370	5/09/2005	WD	U	I	01	100	
GRANTOR: WILLIAMS THEADESSA							
GRANTEE: WILLIAMS WAYNE B &							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W2 BAS=[YR=2008] N8 W22 S8 E22\$ W25 S38 E27 N38\$.															

REVIEW DATE	05/24/2019	BY	DJA
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Total Acres:	0.00	Total Land Value:	110,000	Market:	0	Agricultural:	0	Common:	110,000
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