

BLK 215 S 50FT OF TRACT B OF
LOT 6 IN OR 1994/295
CITY OF FDNA BEACH S/D OF

WEBER RACHELLE J
225 DIVISION ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0215-06B2



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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	04	Quality Level 04
DOR CODE	0800	MULTI-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
APT	300	100	300	38,561
APT	475	100	475	61,055
BAL	72	15	11	1,414
HXB	1,144	100	1,144	147,046
HXP	16	30	5	643
HXP	25	30	8	1,029

TOTALS	2,032		1,943	249,747
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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	0810	CONCRETE A	0	0	40	3		120.00	SF 6.50	100	1975
2	0810	CONCRETE A	0	0	35	9		315.00	SF 6.50	100	1975
3	0810	CONCRETE A	0	0	0	0		435.00	SF 6.50	100	2006

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	000800	C	MULTI-FAM	0	0006	R-2	50.00	100.00	50.00	FF	1.00

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
2700	01	1,943	115.8654	144.83	281,405	1975	2000	0	0	0	11.25
1 DUPLEX - 0% - 0											
Heated Area: 1919											
HX Base Yr											
530 DIVISION ST A&B, FERNANDINA BEACH											
BLD DATE 04/03/2014 KK LGL DATE 03/18/2024 MLU											

TOTAL OB/XF											
3,195											

TOTAL OB/XF											
3,195											

Total Acres:	0.00	Total Land Value:	110,000	Market:	0	Agricultural:	0	Common:	110,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			249,747
TOTAL MARKET OB/XF VALUE			3,195
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			362,942
SOH/AGL Deduction			105,105
ASSESSED VALUE			257,837
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			257,837
TOTAL JUST VALUE			362,942
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			342,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061832	H/AC	1,500	08/02/2006
20052788	XFOB	2,000	10/04/2005
20052495	REMODEL	1,000	08/22/2005
20052464	OTHER	1,000	08/16/2005
20052344	H/AC	3,000	07/29/2005
20052309	REMODEL	17,000	07/27/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1994/0295	7/24/2015	SW	Q	I	01
GRANTOR: FANNIE MAE					
GRANTEE: WEBER RACHELLE J					
1921/1883	6/09/2014	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: FEDERAL NATIONAL MO					

BUILDING NOTES					

BUILDING DIMENSIONS					
APT=[YR=1993] W25 S12 HXB=[YR=1993] W1 S44 E11 HXP=[YR=1993] S4 E4 N4 W4 \$ E15 N14 HXP=[YR=1993] E5 N5 W5 S5 \$ N30 W25 \$ E25 N12 \$ PTR= E10 APT=[YR=2006] E25 BAL=[YR=2006] E6 S12 W6 N12\$S19 W25 N19\$ W10\$.					

OTHER ADJUSTMENTS AND NOTES											