BLK 215 TRACT C OF LOT 6 &
S64 FT OF TRACT D OF LOT 6
PT OR 756 PG 537

SANDLIN PATRICIA ANN
P O BOX 15247
FERNANDINA BEACH, FL 32035

2024

00-00-31-1800-0215-06C0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

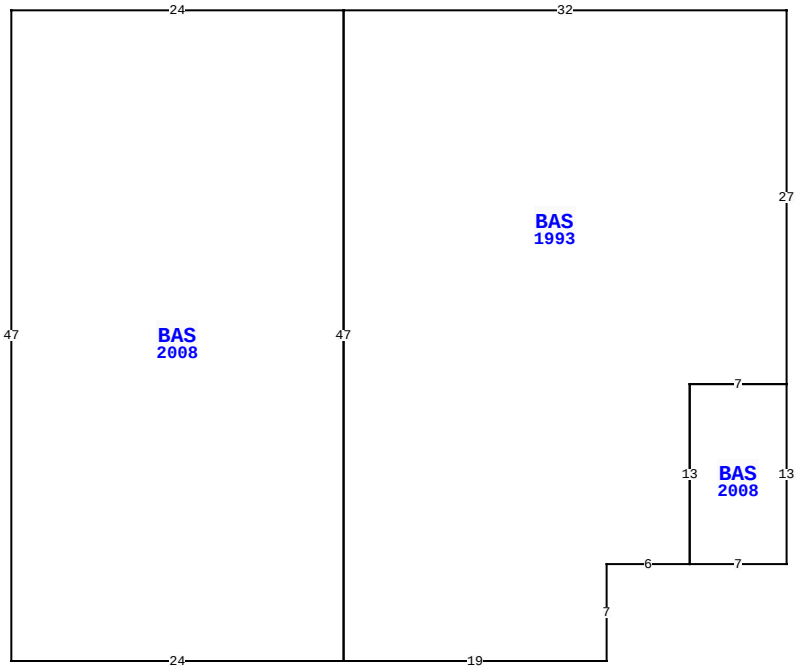
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,322	100	1,322	121,641
BAS	91	100	91	8,373
BAS	1,128	100	1,128	103,791
TOTALS	2,541		2,541	233,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,541	109.4400	103.97	264,188	1953	2000	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 1997 Heated Area: 2541 HX Base Yr 1997



1131 FIR ST, FERNANDINA BEACH

BLD DATE		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		233,806
TOTAL MARKET OB/XF VALUE		11,088
TOTAL LAND VALUE - MARKET		231,000
TOTAL MARKET VALUE		475,894
SOH/AGL Deduction		314,209
ASSESSED VALUE		161,685
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		106,685
TOTAL JUST VALUE		475,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070415	XFOB	942	03/08/2007
20062298	H/AC	200	10/09/2006
20062071	XFOB	3,150	09/09/2006
20061252	H/AC	5,400	06/05/2006
20061035	REMODEL	1,500	05/16/2006
20060959	OTHER	3,000	05/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0756/0537	4/08/1996	QC	U	I	01	100

GRANTOR: SANDLIN LAWRENCE

GRANTEE: SANDLIN PATRICIA AN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 BAS=[YR=2008] W24S47E24 N47$S47 E19 N7 E6
BAS=[YR=2008] E7 N13 W7 S13$ N13 E7 N27$.

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	0511	GARAGE CB-	0	100	24	16	384.00	SF	40.00	40.00	100	1980	1980	3	32.5	4,992	
2	0825	BRICK	0	100	58	3	174.00	SF	12.50	12.50	100	1980	1980	3	73.5	1,599	
3	0810	CONCRETE A	0	100	0	0	976.00	SF	6.50	6.50	100	1980	1980	3	32.5	2,062	
4	0940	SHEDS/PORT	0	100	10	13	130.00	SF	30.00	30.00	100	1990	1990	3	20	780	
5	0855	CONC PAVER	0	100	0	0	186.00	SF	10.00	10.00	100	2008	2008	3	89	1,655	

LAND DESCRIPTION

TOTAL OB/XF 11,088

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		R-2	150.00	100.00	150.00	FF		1.00	1.00	0.70	2,200.00	1,540.00	231,000							

REVIEW DATE 05/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 231,000 Market: 0 Agricultural: 0 Common: 231,000 PRINTED 08/06/2024 BY SYS