BLK 215 N 50FT OF TRACT A OF
LOT 7 IN OR 2098/1608
CITY OF FDNA BEACH S/D OF

BRENNAN KARL
504 FIR ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0215-07A1

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

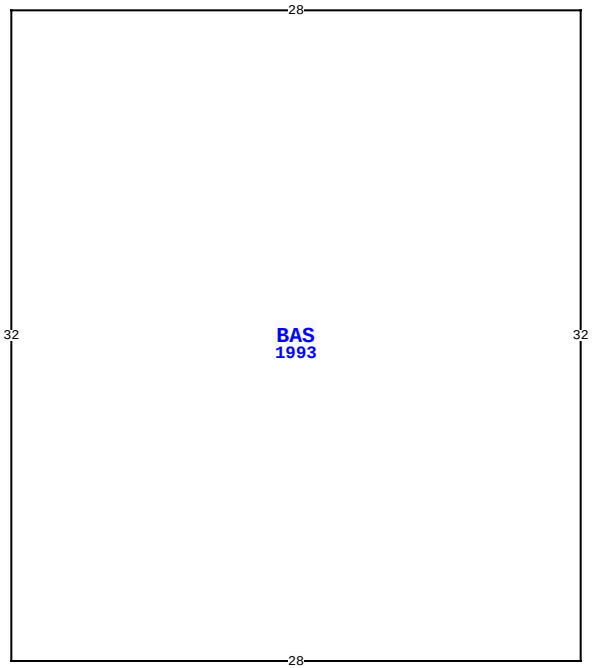
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	55,567
TOTALS	896		896	55,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	896	103.6260	98.44	88,202	1989	1989	0	0	20	17.00	63.00

1 SINGLE FAM – 0% - 0 Heated Area: 896 HX Base Yr



508 DIVISION ST, FERNANDINA BEACH

BLD DATE	04/03/2014 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	55,567
TOTAL MARKET OB/XF VALUE	119
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	165,686
SOH/AGL Deduction	52,712
ASSESSED VALUE	112,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,974
TOTAL JUST VALUE	165,686
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5344	NEW CONSTR	31,000	05/04/1989
5318	DEMOLITION	0	04/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2098/1608	2/03/2017	WD	Q	I	01	68,500
GRANTOR: FLORIDA LAND TRUST NO						
GRANTEE: BRENNAN KARL						
2080/1490	10/31/2016	CT	U	I	18	35,100
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S32 E28 N32 $.

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	0	8	4	32.00	SF	6.50	6.50	100	1989	1989	3	57	119	

LAND DESCRIPTION

TOTAL OB/XF 119

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	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	110,000							

REVIEW DATE 05/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS