

BLOCK 216 SUB A OF LOT 1
IN OR 2166/719
CITY OF FDNA BEACH

206 SOUTH 11TH STREET LLC
206 S 11TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0216-01A0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 70
Interior Wall	05	DRYWALL 30
Interior Floo	03	CONC FINSH 70
Interior Floo	08	SHT VINYL 30
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		3 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE		2500REPAIR SERVICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	14,524
FUS	320	100	320	6,455
PTO	42	5	2	40
TOTALS	1,082		1,042	21,019

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	0810	CONCRETE A	0	0	4	5	20.00	SF	6.50	6.50	100	1997	1997	3	73	95	
2	0810	CONCRETE A	0	0	28	10	280.00	SF	6.50	6.50	100	1982	1982	3	38	692	
3	0681	POLE SHED	0	0	12	6	72.00	SF	15.00	15.00	100	1982	1982	3	20	216	
4	0810	CONCRETE A	0	0	19	16	304.00	SF	6.50	6.50	100	2006	2006	3	87	1,719	
5	0810	CONCRETE A	0	0	19	15	285.00	SF	6.50	6.50	100	2006	2006	3	87	1,612	
6	0811	CONCRETE B	0	0	0	0	532.00	SF	5.20	5.20	100	1997	1997	3	73	2,019	
7	0443	STK FNC 6'	0	0	0	0	131.00	LF	10.00	10.00	100	2020	2020	3	90	1,179	

LAND DESCRIPTION			TOTAL OB/XF 7,532														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	002500	C	SRVC SHOPS	0	0006	C-1			8,600.00	SF		1.00	1.00	1.00	10.00	10.00	86,000

REVIEW DATE 06/10/2021 BY KK

MARKET ADJUSTMENTS													PAGE 1 of 1 2			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY			
2501	04	1,042	78.4130	67.24	70,064	1982	1982	0	0	20	50.00	30.00	STANDARD			
1 SERV SHOP - 0% - 0													Tax Group: 2			
Heated Area: 1040													Tax Dist:			
HX Base Yr													BUILDING MARKET VALUE			
													TOTAL MARKET OB/XF VALUE			
													TOTAL LAND VALUE - MARKET			
													TOTAL MARKET VALUE			
													SOH/AGL Deduction			
													ASSESSED VALUE			
													TOTAL EXEMPTION VALUE			
													BASE TAXABLE VALUE			
													TOTAL JUST VALUE			
													NCON VALUE			
													INCOME VALUE			
													PREVIOUS YEAR MKT VALUE			

BLD DATE	06/04/2024	REA	LGL DATE	
XF DATE	06/10/2021	KK	LAND DATE	
INC DATE			AG DATE	
206 S 11TH ST, FERNANDINA BEACH				
06/10/2021 KK				

TOTAL OB/XF 7,532																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	002500	C	SRVC SHOPS	0	0006	C-1			8,600.00	SF		1.00	1.00	1.00	10.00	10.00

Total Acres: 0.20 Total Land Value: 86,000 Market: 0 Agricultural: 0 Common: 86,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1 2			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		21,019	
TOTAL MARKET OB/XF VALUE		7,532	
TOTAL LAND VALUE - MARKET		86,000	
TOTAL MARKET VALUE		114,551	
SOH/AGL Deduction		0	
ASSESSED VALUE		114,551	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		114,551	
TOTAL JUST VALUE		114,551	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		110,425	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210063	REPAIR/RRF	0	04/30/2021
B180192	REMODEL	10,500	01/18/2018
20140987	OTHER	600	05/15/2014
20140995	OTHER	75	05/15/2014
20101032	OTHER	150	06/22/2010
20052723	XFOB	1,000	09/26/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2166/0719	12/21/2017	WD	U	I	37	80,000
GRANTOR: ISABELLA NICK J						
GRANTEE: 206 SOUTH 11TH STRE						
1887/0959	10/31/2013	SW	U	I	11	100
GRANTOR: ROBERTS CYNTHIA & DER						
GRANTEE: ISABELLA NICK J						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W20 S36 E20 N16 PTO=[YR=1993] E6 N7 W6 S7\$ N20\$ PTR= E15 FUS=[YR=1994] E20S16 W20 N16\$ W15\$.																

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