BLOCK 216 SUB A OF 2
IN OR 2054/692
CITY OF FDNA BEACH

MOORE JOSEPH & KIMBERLY
218 S 11TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0216-02A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

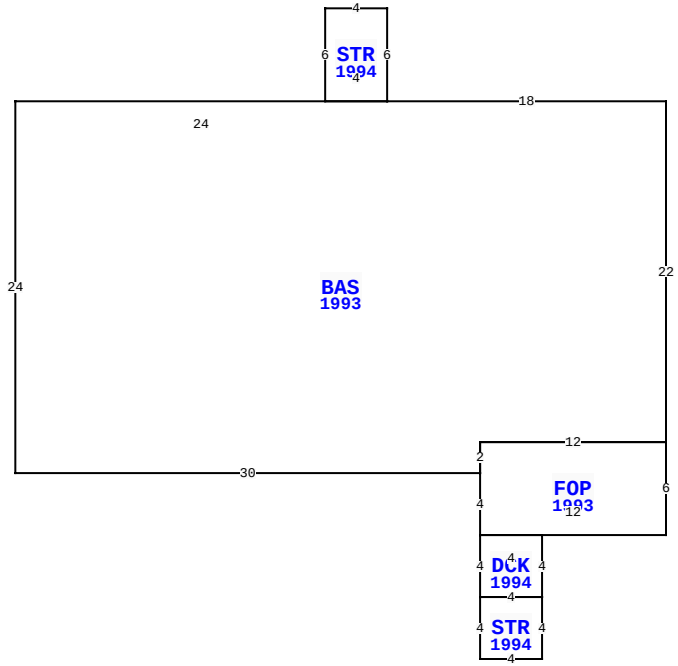
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	27	PREFIN MTL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	984	100	984	90,558
DCK	16	10	2	184
FOP	72	30	22	2,025
STR	16	10	2	184
STR	24	10	2	184
TOTALS	1,112		1,012	93,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,012	114.9120	109.17	110,480	1988	1990	0	0	0	15.70	84.30

1 SINGLE FAM – 100% - 2017 Heated Area: 984 HX Base Yr 2017



218 S 11TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/12/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		107,329
TOTAL MARKET OB/XF VALUE		4,118
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		300,647
SOH/AGL Deduction		174,933
ASSESSED VALUE		125,714
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,714
TOTAL JUST VALUE		300,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210477	GARAGE	0	03/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2054/0692	6/15/2016	WD	Q	I	01	105,000
GRANTOR: FRINK NEIL						
GRANTEE: MOORE JOSEPH & KIMB						
1010/0283	10/01/2001	PR	U	I	06	100
GRANTOR: PHILLIPS EDWARD P ESQ						
GRANTEE: FRINK NEIL & SERENA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 STR=[YR=1994] N6W4S6E4$ W24 S24 E30
FOP=[YR=1993] S4DCK=[YR=1994] S4 STR=[YR=1994] S4E4N4W4$
E4N4W4$ E12N6 W12 S2 $ N2 E12 N22$.

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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1988	1988	3	20	480	
2	1242	WD DECK A	1	100	0	0	375.00	SF	10.00	10.00	100	2023	2022		97	3,638	

LAND DESCRIPTION

TOTAL OB/XF 4,118

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	0006	R-2	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 07/20/2023 BY TW Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

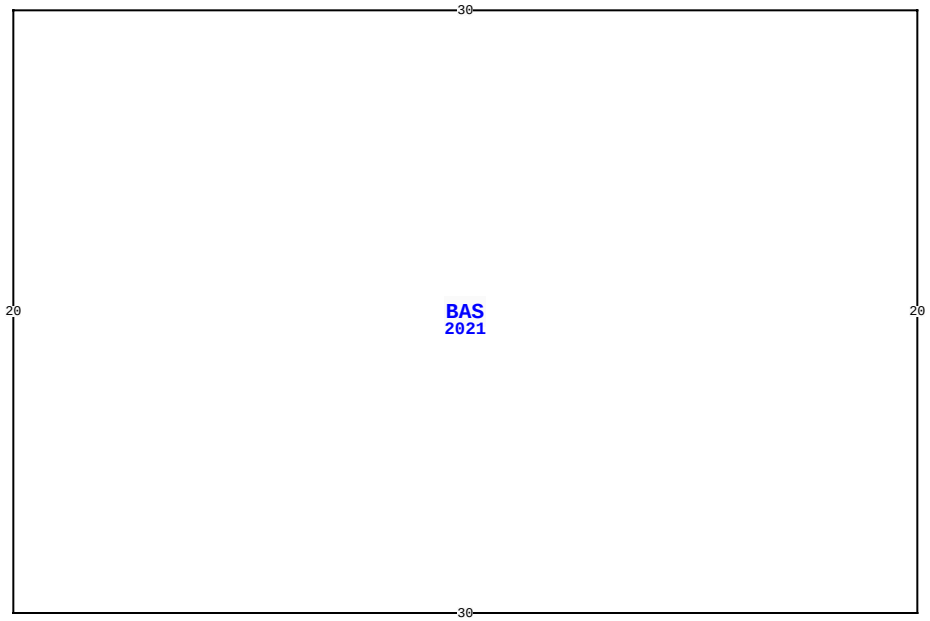
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	600	100	600	14,194
TOTALS	600		600	14,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	68.9700	24.14	14,484	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2017 Heated Area: 600 HX Base Yr 2017



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GRANTOR: PHILLIPS EDWARD P ESQ						
GRANTEE: FRINK NEIL & SERENA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S20 E30 N20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/20/2023 BY TW Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS