BLK 216 S1/2 OF TRACT D OF LOT
2 & N1/2 OF TRACT C OF LOT 2
IN OR 2032/1727

WEBER RACHELLE J
225 DIVISION ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0216-02C1

BUILDING CHARACTERISTICS

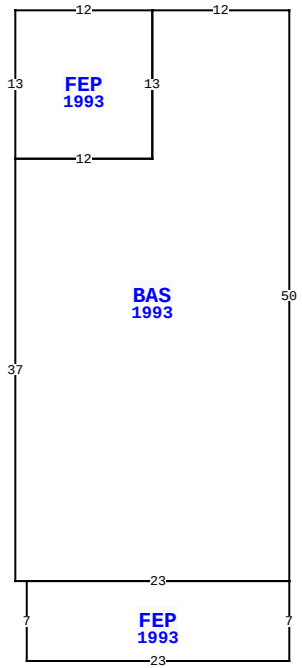
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	1,044	100	1,044	67,698
FEP	156	80	125	8,105
FEP	161	80	129	8,365
TOTALS	1,361		1,298	84,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,298	96.1324	91.33	118,546	1955	1980	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1044 HX Base Yr 2017



225 DIVISION ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		84,168
TOTAL MARKET OB/XF VALUE		3,441
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		276,809
SOH/AGL Deduction		177,442
ASSESSED VALUE		99,367
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		49,367
TOTAL JUST VALUE		276,809
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0458	20X30 MTL FDG	39,888	12/29/2023
1981	XFOB	800	08/01/1981

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2032/1727	3/08/2016	WD	Q	I	01	102,000
GRANTOR: ROBINSON JAMES O & EL						
GRANTEE: WEBER RACHELLE J						
1026/0978	12/21/2001	QC	U	I	01	100
GRANTOR: ROBINSON ELIZABETH H						
GRANTEE: ROBINSON ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FEP=[YR=1993] W12S13E12 N13$ S13W12 S37 E1
FEP=[YR=1993] S7 E23 N7 W23 $ E23 N50 $.

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	0510	GARAGE WD-	0	100	25	14	350.00	SF	35.00	35.00	100	1980	1980	3	20	2,450	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1981	1981	3	20	864	
3	0810	CONCRETE A	0	100	14	4	56.00	SF	6.50	6.50	100	1981	1981	3	35	127	

LAND DESCRIPTION

TOTAL OB/XF 3,441

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 07/22/2024 BY DJ Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS