

BLK 216 TRACT D OF LOT 3 &
S1/2 OF TRACT C OF LOT 2
CITY OF FDNA BEACH S/D OF

RUNDSTEDT RONALD JOHN & TINA D
227 DIVISION ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0216-03D0



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	01 NONE 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

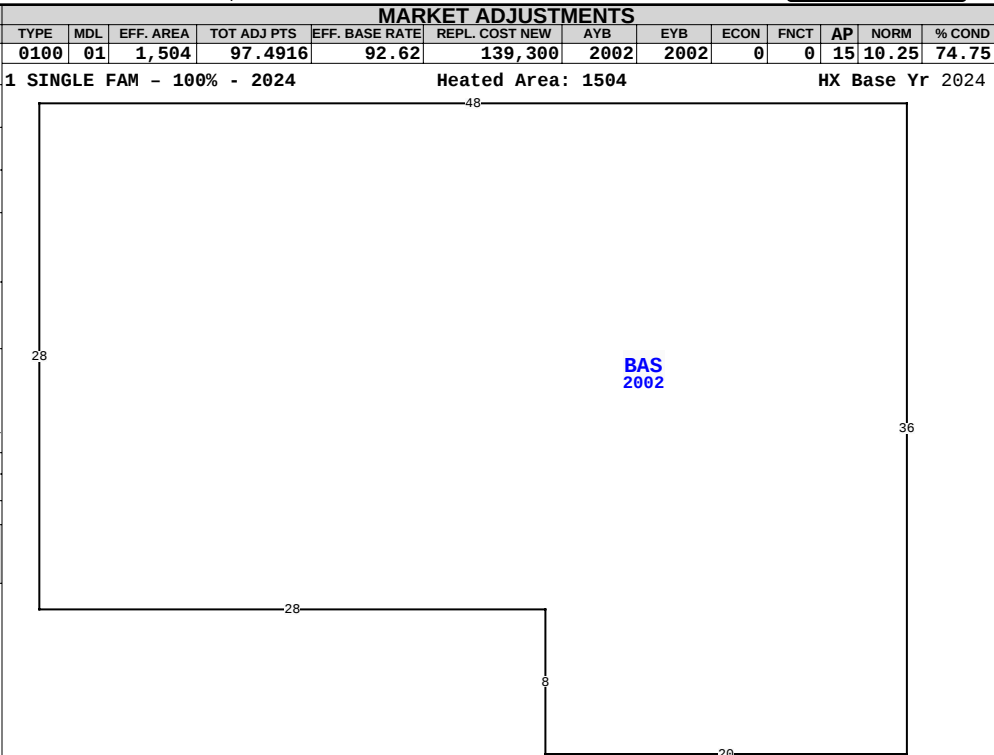
Quality	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	1,504	104,127
TOTALS	1,504		1,504	104,127

EXTRA FEATURES	
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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	0 100	42	4	168.00	SF	6.50	6.50	100	2005	2005	3	86	939	
2	0810	CONCRETE A	0 100	3	8	24.00	SF	6.50	6.50	100	2002	2002	3	82	128	
3	0810	CONCRETE A	0 100	84	11	924.00	SF	6.50	6.50	100	1960	1960	3	20	1,201	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000



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

TOTAL OB/XF	
2,268	

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	2
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	104,127
TOTAL MARKET OB/XF VALUE	2,268
TOTAL LAND VALUE - MARKET	217,800
TOTAL MARKET VALUE	324,195
SOH/AGL Deduction	0
ASSESSED VALUE	324,195
TOTAL EXEMPTION VALUE	HX HB VX 55,000
BASE TAXABLE VALUE	269,195
TOTAL JUST VALUE	324,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0174	GAR 36X20	60,000	06/10/2024
20021029	NEW CONSTR	80,000	06/17/2002
20020512	DEMOLITION	3,000	03/26/2002
2002877	REMODEL	6,000	05/05/2000
10237	REPAIR/RRF	1,600	01/21/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/1741	1/24/2023	WD	Q	I	01	325,000
GRANTOR: BAKER BARBARA & EDWAR						
GRANTEE: RUNDSTEDT RONALD JO						
2576/1364	7/07/2022	FJ	U	I	11	0
GRANTOR: REED MATTIE EST						
GRANTEE: BAKER BARBARA & EDW						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2002]	W48 S28 E28 S8 E20 N36 \$.