

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
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	5 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2700	01	1,888	99.6170	124.52	235,094	1900	1985	0	0	16.75	83.25	

1 DUPLEX - 0% - 0
Heated Area: 1820
HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			195,716
TOTAL MARKET OB/XF VALUE			4,682
TOTAL LAND VALUE - MARKET			189,200
TOTAL MARKET VALUE			389,598
SOH/AGL Deduction			178,620
ASSESSED VALUE			210,978
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			210,978
TOTAL JUST VALUE			389,598
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			321,083

QUALITY	CD	QUALITY LEVEL
02		Quality Level 02

DOR CODE	CD	DESCRIPTION
0800		MULTI-FAMILY

MAP NUM	MKT AREA	CD
	1009.00	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	780	100	780	80,857
APT	1,040	100	1,040	107,810
FOP	30	30	9	933
FOP	60	30	18	1,866
FOP	136	30	41	4,250
TOTALS	2,046		1,888	195,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6888	REMODEL	18,000	02/03/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0644/1023	12/23/1991	WD	U	I	03	5,500

GRANTOR: CITY FDNA BEACH
GRANTEE: THOMPSON GEORGE & M
0632/0488 7/29/1991 CT U I 14 1,000
GRANTOR: CLERK OF COURT
GRANTEE: CITY OF FDNA BCH

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	0	519.00	SF	6.50	6.50	100	1992	1992	3	64	2,159	
2	0810	CONCRETE A	0	0	0	491.00	SF	6.50	6.50	100	1992	1992	3	64	2,043	
3	0940	SHEDS/PORT	0	0	8	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	

BLD DATE		CD	LGL DATE
04/02/2014		KK	

XF DATE	CD	LAND DATE
		04/12/2024

317 DIVISION ST A&B, FERNANDINA BEACH
INC DATE

BUILDING NOTES	
BUILDING DIMENSIONS	

FOP=[YR=1993] W5 APT=[YR=1993] W26 APT=[YR=1993] N10 W30S26
FOP=[YR=1993] S6 E10 N6 W10 \$ E30N16\$\$S40 E9 FOP=[YR=1993] S8 E17 N8 W17 \$ E17 N40 \$ S6 E5 N6 \$.

LAND DESCRIPTION																								
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0	0006	R-2	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							