BLOCK 216 S1/2 OF SUB
A OF 5 EX S 6 FT OF E 35 FT
IN OR 2284/726

JONES LAWRENCE R
PO BOX 16761
FERNANDINA BEACH, FL 32035

2024

00-00-31-1800-0216-05A2

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		8 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

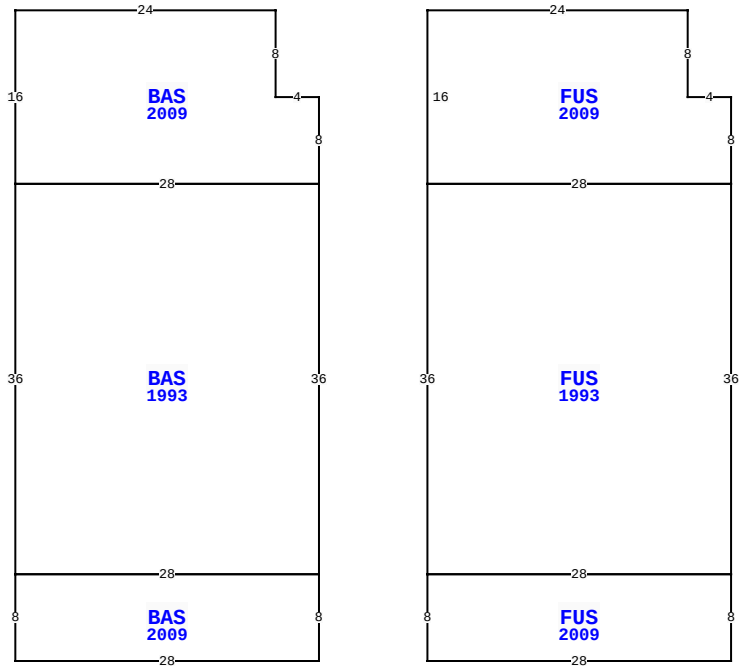
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	112,757
BAS	224	100	224	25,057
BAS	416	100	416	46,535
FUS	1,008	100	1,008	112,757
FUS	224	100	224	25,057
FUS	416	100	416	46,535
TOTALS	3,296		3,296	368,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2801	01	3,296	96.6000	115.92	382,072	1935	2015	0	0	0	3.50	96.50

1 QUAD PLEX – 0% - 0 Heated Area: 3296 HX Base Yr



326 S 11TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	368,699
TOTAL MARKET OB/XF VALUE	27,780
TOTAL LAND VALUE - MARKET	94,600
TOTAL MARKET VALUE	491,079
SOH/AGL Deduction	50,690
ASSESSED VALUE	440,389
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	440,389
TOTAL JUST VALUE	491,079
NCON VALUE	293,006
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220292	COC		07/25/2023
20041613	REMODEL	6,000	09/08/2004
20040175	DEMOLITION	1,000	01/29/2004
2003731	REMODEL	10,000	08/17/2000
B8825	REMODEL	10,000	02/01/1995
8122	REMODEL	10,000	02/02/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2284/0726	6/06/2019	WD	Q	I	01	125,000
GRANTOR: SHEPHARD KENNETH L &						
GRANTEE: JONES LAWRENCE R						
0260/0198	3/01/1978	WD	U	I		7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-28,8] S36 E28 N36 W28 $
FUS=[YR=1993;ORIG=10,8] S36 E28 N36 W28 $
BAS=[YR=2009;ORIG=0,0] W4 N8 W24 S16 E28 N8 $
FUS=[YR=2009;ORIG=10,-8] S16 E28 N8 W4 N8 W24 $
BAS=[YR=2009;ORIG=-28,44] S8 E28 N8 W28 $
FUS=[YR=2009;ORIG=10,44] S8 E28 N8 W28 $
PTR=[ORIG=0,0] E10 N8 S8 W10 $
.

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	0855	CONC PAVER	0	0	0	0	2,778.00	SF	10.00	10.00	100	2024	2023		100	27,780	

LAND DESCRIPTION

TOTAL OB/XF 27,780

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	000800	C	MULTI-FAM	0	0006	R-2	37.00	100.00	37.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	81,400							
2	000800	C	MULTI-FAM	0	0006	R-2	6.00	66.00	6.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	13,200							

REVIEW DATE 02/07/2024 BY DJ Total Acres: 0.00 Total Land Value: 94,600 Market: 0 Agricultural: 0 Common: 94,600 PRINTED 08/06/2024 BY SYS