BLOCK 216 SUB A OF 7
IN OR 851/1874
CITY OF FDNA BEACH

WHITE TEDDY M/TAYLOR HOPE M
85057 APOKA COURT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0216-07A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		2 100
Bathrooms		1 100
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

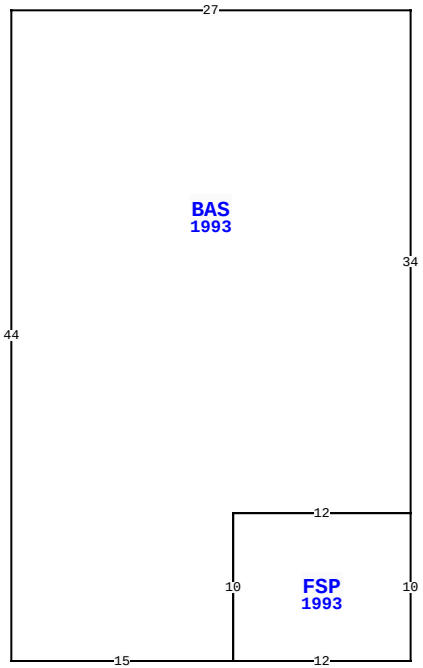
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	1,068	88,549
FSP	120	40	48	3,980
TOTALS	1,188		1,116	92,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,116	107.7490	102.36	114,234	1950	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 0% - 0 Heated Area: 1068 HX Base Yr



310 DIVISION 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	92,530
TOTAL MARKET OB/XF VALUE	540
TOTAL LAND VALUE - MARKET	189,200
TOTAL MARKET VALUE	282,270
SOH/AGL Deduction	119,667
ASSESSED VALUE	162,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,603
TOTAL JUST VALUE	282,270
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141737	ROOF	4,000	08/07/2014
20110778	H/AC	1,500	05/20/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0851/1874	10/12/1998	TD	U	I	07	100
GRANTOR: JOHNSTON SCOTT TRUSTE						
GRANTEE: WHITE TEDDY M & HOP						
0843/1179	8/04/1998	TD	Q	I		39,900
GRANTOR: JOHNSTON SCOTT TRUSTE						
GRANTEE: WHITE TEDDY M & HOP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S44 E15 FSP=[YR=1993] E12 N10 W12S10$ N10 E12 N34$.

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	0	9	10	90.00	SF	30.00	30.00	100	2000	2000	3	20	540	

LAND DESCRIPTION

TOTAL OB/XF 540

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	0		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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS