BLOCK 216 SUB B OF LOT 7
CITY OF FDNA BEACH

BROWN-PRELIOU STACY R L/E/
320 DIVISION ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0216-07B0

BUILDING CHARACTERISTICS

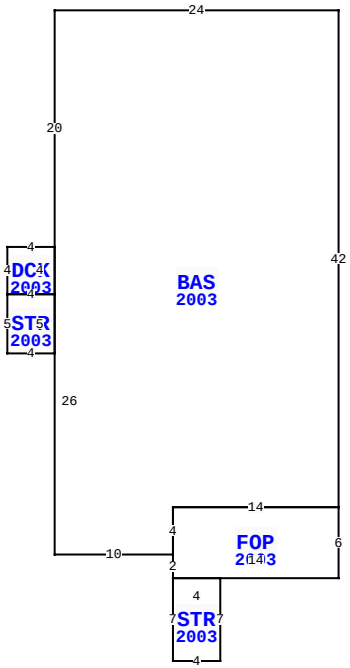
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,048	100	1,048	103,497
DCK	16	10	2	197
FOP	84	30	25	2,469
STR	20	10	2	197
STR	28	10	3	297
TOTALS	1,196		1,080	106,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,080	111.7770	106.19	114,685	2003	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2012 Heated Area: 1048 HX Base Yr 2012



320 DIVISION ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		106,657
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		295,857
SOH/AGL Deduction		220,750
ASSESSED VALUE		75,107
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		20,107
TOTAL JUST VALUE		295,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0648	674 COND.	220,000	01/18/2024
20210715	REPAIR/RRF	0	09/01/2021
20110823	ELEC OTHER	400	05/27/2011
20110811	MECH OTHER	300	05/25/2011
20110802	OTHER	965	05/24/2011
20110787	REPAIR/RRF	2,000	05/17/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2716/1119	6/06/2024	LE	U	I	11	100
GRANTOR: BROWN-PRELIOU STACY R						
GRANTEE: PRELIOU SHEMAYAH						
2674/774	10/02/2023	QC	U	I	11	100
GRANTOR: BROWN-PRELIOU STACY R						
GRANTEE: BROWN-PRELIOU STACY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W24 S20 DCK=[YR=2003] W4S4 STR=[YR=2003]
S5E4N5W4$ E4N4$ S26 E10 FOP=[YR=2003] S2 STR=[YR=2003]
S7E4N7 W4$ E14 N6 W14 S4 $ N4 E14 N42 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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