BLOCK 230 SUB C OF LOT 3
IN OR 1945/1743
CITY OF FDNA BEACH

STARR NANCY A
97098 PIRATES POINT RD
YULEE, FL 32097

2024

00-00-31-1800-0230-03C0

BUILDING CHARACTERISTICS

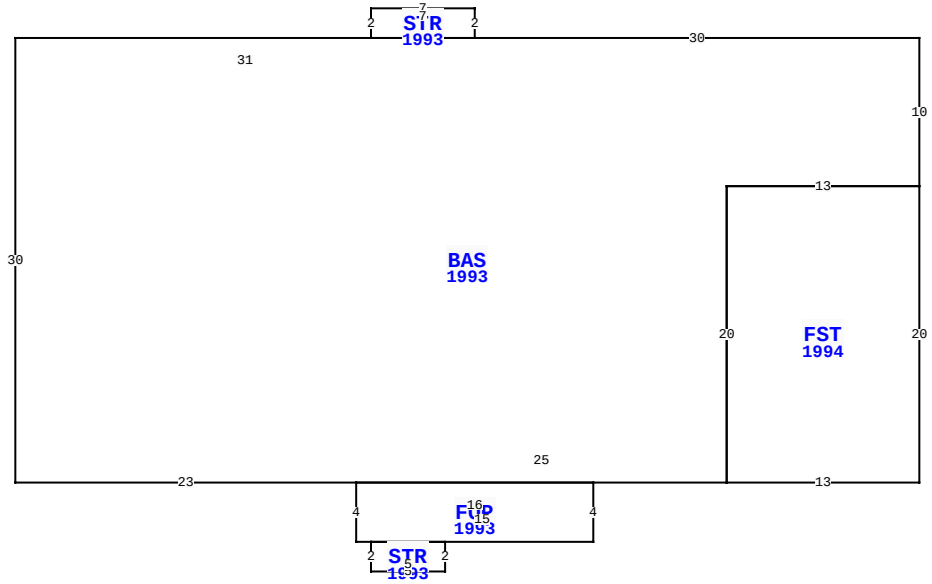
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,570	100	1,570	97,374
FOP	64	30	19	1,178
FST	260	55	143	8,869
STR	10	10	1	62
STR	14	10	1	62
TOTALS	1,918		1,734	107,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,734	111.6000	106.02	183,839	1960	1960	0	0	0	41.50	58.50

1 SINGLE FAM – 0% - 0 Heated Area: 1570 HX Base Yr



1216 CEDAR ST, FERNANDINA BEACH

BLD DATE	04/07/2014	KK	LGL DATE		
XF DATE			LAND DATE	03/18/2024	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	107,546
TOTAL MARKET OB/XF VALUE	403
TOTAL LAND VALUE - MARKET	123,200
TOTAL MARKET VALUE	231,149
SOH/AGL Deduction	55,333
ASSESSED VALUE	175,816
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,816
TOTAL JUST VALUE	231,149
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110616	H/AC	3,500	04/25/2011
20071620	REPAIR/RRF	2,000	08/24/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1945/1743	10/29/2014	WD	U	I	38	67,500
GRANTOR: MASON SEAN JR						
GRANTEE: STARR NANCY A						
1868/0480	7/14/2013	PR	U	I	19	100
GRANTOR: DAVIS CLYDE W P/R						
GRANTEE: MASON SEAN JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 STR=[YR=1993] N2W7S2E7$ W31S30E23
FOP=[YR=1993] S4E1 STR=[YR=1993] S2E5N2W5$E15N4W16$ E25
FST=[YR=1994] E13N20W13S20$ N20E13 N10$.

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	0810	CONCRETE A	0	0	0	0	310.00	SF	6.50	6.50	100	1960	1960	3	20	403	

LAND DESCRIPTION

TOTAL OB/XF 403

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	0006	R-2	56.00	100.00	56.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	123,200							

REVIEW DATE 12/13/2022 BY TW Total Acres: 0.00 Total Land Value: 123,200 Market: 0 Agricultural: 0 Common: 123,200 PRINTED 08/06/2024 BY SYS