BLOCK 230 SUB A OF 5
CITY OF FDNA BEACH

WERTMAN LARRY & LEILA R
55595 BEAR RUN RD
CALLAHAN, FL 32011

2024

00-00-31-1800-0230-05A0

BUILDING CHARACTERISTICS

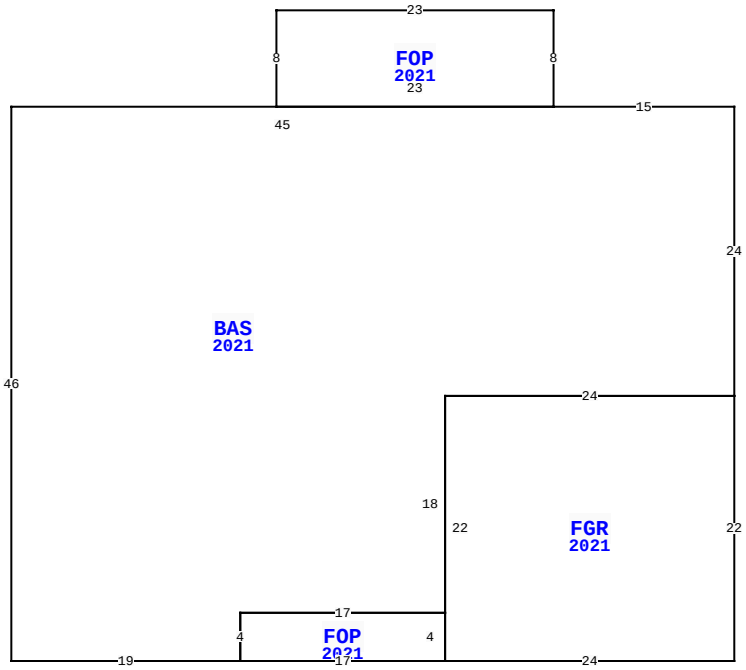
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,164	100	2,164	325,152
FGR	528	55	290	43,574
FOP	68	30	20	3,005
FOP	184	30	55	8,264
TOTALS	2,944		2,529	379,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,529	120.8064	151.01	381,904	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2024 Heated Area: 2164 HX Base Yr



324 S 12TH 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	379,994
TOTAL MARKET OB/XF VALUE	4,057
TOTAL LAND VALUE - MARKET	189,200
TOTAL MARKET VALUE	573,251
SOH/AGL Deduction	0
ASSESSED VALUE	573,251
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	573,251
TOTAL JUST VALUE	573,251
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	504,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200461	CO ISSUED	0	11/16/2021
20200461	NEW CONSTR	0	10/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2354/1174	4/15/2020	WD	Q	V	02	85,000
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: WERTMAN LARRY & LEI						
2153/1873	10/25/2017	WD	Q	V	01	42,000
GRANTOR: RICHO JEROME						
GRANTEE: CMR ISLAND PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FOP=[YR=2021] N8 W23 S8 E23 $ W45 S46 E19 FOP=[YR=2021] E17 FGR=[YR=2021] E24 N22 W24 S22 $ N4 W17 S4 $ N4 E17 N18 E24 N24 $.

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	0811	CONCRETE B	0	0	0	0	788.00	SF	5.20	5.20	100	2021	2021	3	99	4,057	

LAND DESCRIPTION

TOTAL OB/XF 4,057

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 10/05/2021 BY RK Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS