BLOCK 230 SUB B OF LOT 5
IN OR 2378/813
CITY OF FDNA BEACH

RICHO LINDA
5470 BRISTOL BAY LN N
JACKSONVILLE, FL 32244

2024

00-00-31-1800-0230-05B0

BUILDING CHARACTERISTICS

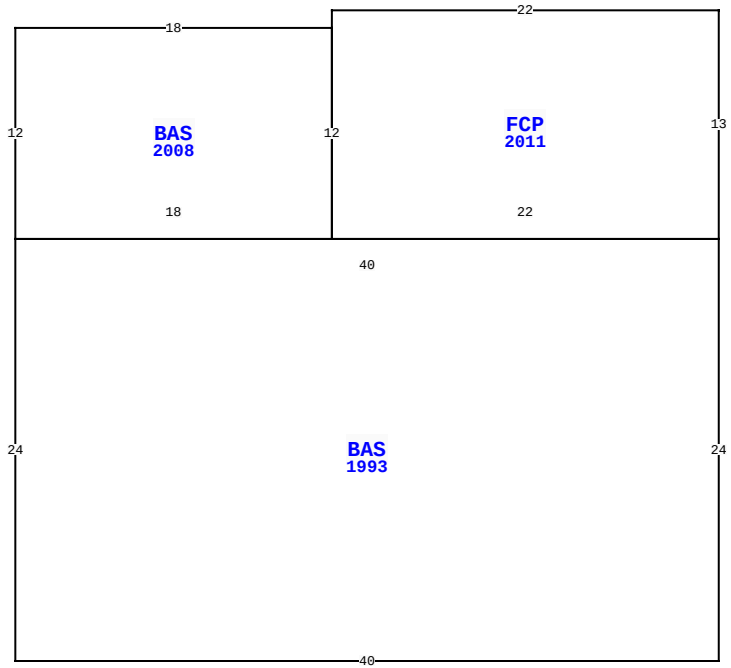
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	960	100	960	86,141
BAS	216	100	216	19,382
FCP	286	25	72	6,461
TOTALS	1,462		1,248	111,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,248	111.7770	106.19	132,525	1974	1990	0	0	0	15.50	84.50

1 SINGLE FAM – 0% - 0 Heated Area: 1176 HX Base Yr



330 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	111,984
TOTAL MARKET OB/XF VALUE	4,978
TOTAL LAND VALUE - MARKET	189,200
TOTAL MARKET VALUE	306,162
SOH/AGL Deduction	86,219
ASSESSED VALUE	219,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,943
TOTAL JUST VALUE	306,162
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110427	REPAIR/RRF	1,800	03/24/2011
20021398	H/AC	0	08/14/2002
20021355	ELEC OTHER	0	08/07/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2378/0813	7/20/2020	WD	U	I	30	132,500
GRANTOR: RICHO LINDA GUARDIAN						
GRANTEE: RICHO LINDA						
2244/0297	12/10/2018	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: RICHO HAZEL						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2011] W22S1 BAS=[YR=2008] W18S12 BAS=[YR=1993] S24E40N24W40$ E18N12$ S12E22N13$.

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	34	3	102.00	SF	6.50	6.50	100	1974	1974	3	25	166	
2	0810	CONCRETE A	0	0	0	0	614.00	SF	6.50	6.50	100	2008	2008	3	89	3,552	
3	0940	SHEDS/PORT	0	0	13	10	130.00	SF	30.00	30.00	100	1980	1980	3	20	780	
4	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1980	1980	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 4,978

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	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS