

BLK 230 TRACT C OF LOT 8
CITY OF FDNA BEACH S/D OF
SEC 23-3N-28E UNR

WHICKER DANA & SUSAN
96448 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0230-08C0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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		1 100
Frame	03	MASONRY 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		

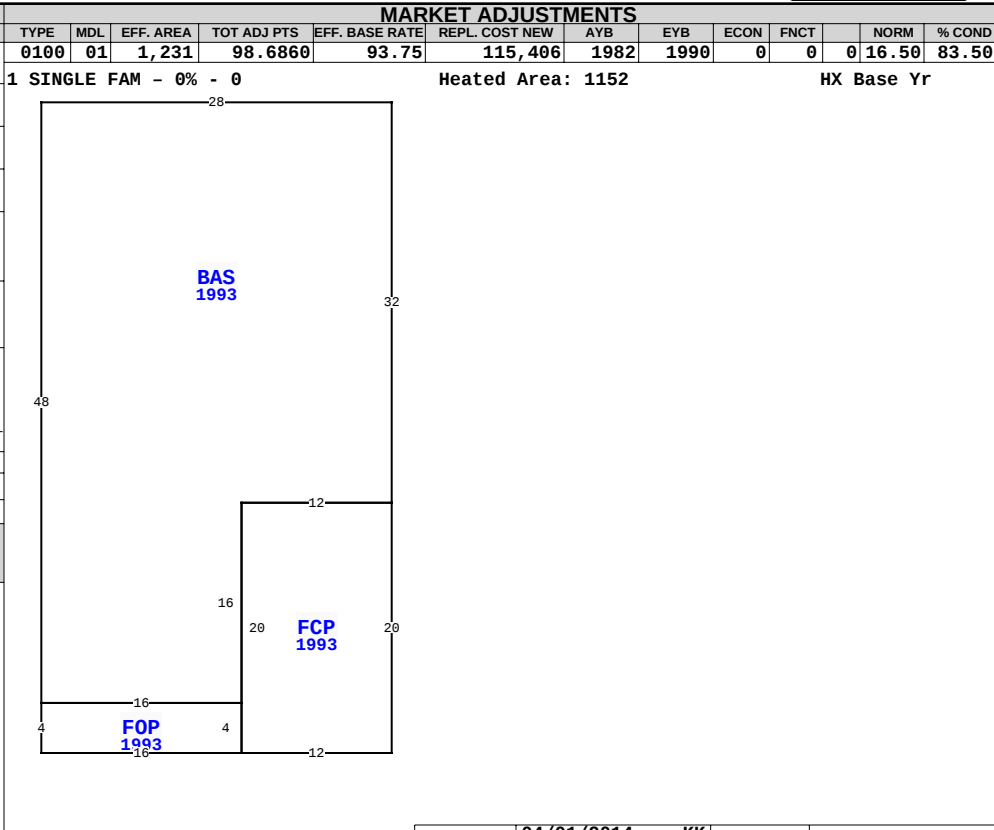
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	90,180
FCP	240	25	60	4,697
FOP	64	30	19	1,487

TOTALS	1,456		1,231	96,364
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	51	9			459.00	SF	6.50
2	0810	CONCRETE A	0	0	20	2			40.00	SF	6.50

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	R-2	56.00	100.00	56.00	FF	

REVIEW DATE	05/28/2019	BY	DJA
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301 S 13TH ST, FERNANDINA BEACH	BLD DATE	04/01/2014	KK	LGL DATE	
	XF DATE			LAND DATE	03/18/2024
	INC DATE			AG DATE	MLU

L N	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	51	9			459.00	SF	6.50	1982	3	38	1,134	
2	0810	CONCRETE A	0	0	20	2			40.00	SF	6.50	1982	3	38	99	

TOTAL OB/XF												1,233				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres:	0.00	Total Land Value:	123,200	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY												PAGE 1 of 1				
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VALUATION SUMMARY												STANDARD				
VALUATION BY												Tax Group: 2				
Tax Dist:												BUILDING MARKET VALUE				
												TOTAL MARKET OB/XF VALUE				
												TOTAL LAND VALUE - MARKET				
												TOTAL MARKET VALUE				
												SOH/AGL Deduction				
												ASSESSED VALUE				
												TOTAL EXEMPTION VALUE				
												BASE TAXABLE VALUE				
												TOTAL JUST VALUE				
												NCON VALUE				
												INCOME VALUE				
												PREVIOUS YEAR MKT VALUE				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101676	OTHER	2,500	09/24/2010
20070548	REPAIR/RRF	1,100	04/05/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2462/1697	5/14/2021	QC	U	I	11	100			
GRANTOR: WHICKER DANA & SUSAN									
GRANTEE: WHICKER DANA & SUSAN									
1351/0898	9/21/2005	WD	Q	I		142,500			
GRANTOR: RUSSELL DONNA									
GRANTEE: WHICKER DANA R									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W28 S48 FOP=[YR=1993] S4 E16 FCP=[YR=1993] E12 N20 W12 S20\$ N4 W16\$ E16 N16 E12 N32\$.											