BLK 231 PARCEL B OF TRACT D OF
LOT 10 IN OR 1912/209
{A/K/A W1/2 TRACT D}

SAB GROUP LLC
23 S 7TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0231-10DB

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

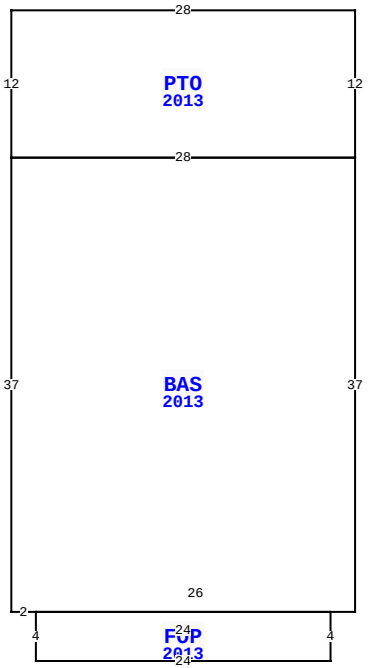
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,036	100	1,036	117,162
FOP	96	30	29	3,279
PTO	336	5	17	1,922
TOTALS	1,468		1,082	122,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,082	124.6560	118.42	128,130	2013	2013	0	0	0	4.50	95.50

1 SINGLE FAM – 0% - 0 Heated Area: 1036 HX Base Yr



1244 DATE ST, FERNANDINA BEACH

BLD DATE	09/12/2013 KK	LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	122,364
TOTAL MARKET OB/XF VALUE	3,402
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	235,766
SOH/AGL Deduction	49,847
ASSESSED VALUE	185,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,919
TOTAL JUST VALUE	235,766
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130341	REMOVE 3 DYING TR	0	02/15/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1912/0209	3/27/2014	WD	Q	I	01	137,500

GRANTOR: PENDERGRAST SUMTER
GRANTEE: SAB GROUP LLC

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2013] W28 S12 BAS=[YR=2013] S37 E2 FOP=[YR=2013] S4 E24 N4 W24$E26 N37 W28$ E28 N12$.

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	696.00	SF	5.20	5.20	100	2013	2013	3	94	3,402	

LAND DESCRIPTION

TOTAL OB/XF 3,402

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	0.00	0.00	50.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	110,000							

REVIEW DATE 06/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS