BLOCK 232 SUB LOTS A &
N36 FT OF B OF 10
CITY OF FDNA BEACH

OLIVER JASON S & SUSAN MELISSA
1216 FIR ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0232-10A0

BUILDING CHARACTERISTICS

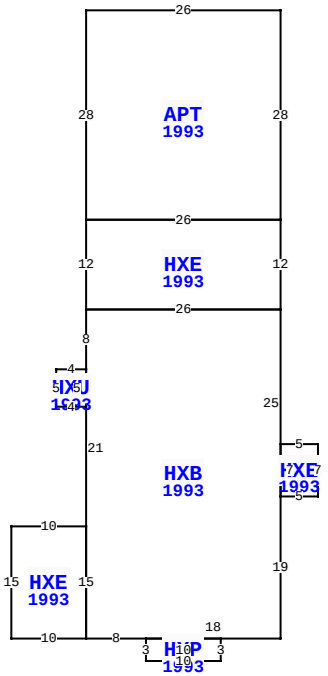
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	02	Quality Level 02
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	728	100	728	82,003
HXB	1,144	100	1,144	128,862
HXE	35	80	28	3,154
HXE	150	80	120	13,517
HXE	312	80	250	28,160
HXP	30	30	9	1,013
HXU	20	55	11	1,239
TOTALS	2,419		2,290	257,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,290	108.8339	136.04	311,532	1957	2000	0	0	0	17.20	82.80

1 DUPLEX - 68.21% - 2023 Heated Area: 2270 HX Base Yr 2023



1216 FIR ST, FERNANDINA BEACH

BLD DATE	04/07/2014 KK	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		257,948
TOTAL MARKET OB/XF VALUE		5,854
TOTAL LAND VALUE - MARKET		268,400
TOTAL MARKET VALUE		532,202
SOH/AGL Deduction		53,970
ASSESSED VALUE		478,232
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		428,232
TOTAL JUST VALUE		532,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080424	ELEC OTHER	1,200	03/19/2008
20061447	REMODEL	23,000	06/26/2006
20061117	H/AC	3,990	05/19/2006
20060998	REMODEL	2,000	05/10/2006
20060940	REMODEL	7,227	05/02/2006
20060523	DEMOLITION	0	03/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2555/1646	4/15/2022	WD	Q	I	01	550,000
GRANTOR: BUSER STEPHEN & WENDY						
GRANTEE: OLIVER JASON S & SU						
2073/1848	9/13/2016	SW	U	I	12	112,500
GRANTOR: PROF-2014-S2-LEGAL TI						
GRANTEE: BUSER STEPHEN & WEN						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W26 S28 HXE=[YR=1993] S12 HXB=[YR=1993] S8 HXU=[YR=1993] W4 S5 E4 N5 $ S21 HXE=[YR=1993] W10 S15 E10 N15 $ S15 E8 HXP=[YR=1993] S3 E10 N3 W10 $ E18 N19 HXE=[YR=1993] E5 N7 W5 S7 $ N25 W26 $ E26 N12 W26 $ E26 N28 $.

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	100	0	0	2,723.00	SF	6.50	6.50	100	1957	1957	3	20	3,540	
2	0810	CONCRETE A	0	100	40	10	400.00	SF	6.50	6.50	100	2008	2008	3	89	2,314	

LAND DESCRIPTION

TOTAL OB/XF 5,854

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	000800	C	MULTI-FAM	100	0006	R-2	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							
2	000800	C	MULTI-FAM	100	0006	R-2	36.00	100.00	36.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	79,200							

REVIEW DATE 05/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 268,400 Market: 0 Agricultural: 0 Common: 268,400 PRINTED 08/06/2024 BY SYS