

BLOCK 232 SUB LOT S50 FT OF B
OF LOT 10
CITY OF FDNA BEACH

WOODRUFF RICKY/BELL STACEY
718 S 7TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0232-10B2



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	2
Bathrooms	2
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

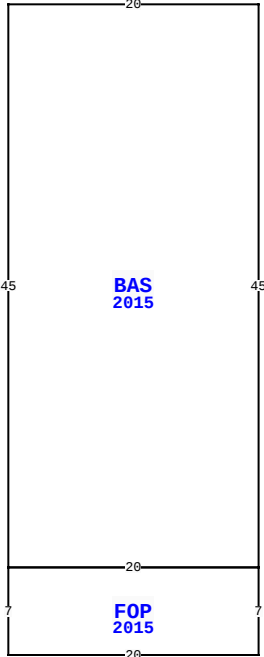
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	98,913
FOP	140	30	42	4,616
TOTALS	1,040		942	103,529

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	3	3			6.50	100	2015	2015	3	95	56	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	000

REVIEW DATE 06/15/2020 BY DJA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	942	119.8800	113.89	107,284	2015	2015	0	0	3.50	96.50
1 SINGLE FAM - 0% - 0 Heated Area: 900 HX Base Yr											
610 VERNON ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/18/2024 MLU											



NASSAU COUNTY PROPERTY	
PAGE 1 of 1	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	103,529
TOTAL MARKET OB/XF VALUE	56
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	213,585
SOH/AGL Deduction	27,632
ASSESSED VALUE	185,953
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,953
TOTAL JUST VALUE	213,585
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142273	NEW CONSTR	85,900	10/23/2014
20142068	DEMOLITION	0	09/23/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2714/217	5/23/2024	WD	Q	I	01
GRANTOR: AAHS OF FLORIDA TRUST					
GRANTEE: WOODRUFF RICKY					
2696/1417	2/27/2024	FJ	U	I	11
GRANTOR: ROSS BERNARD PURNELL					
GRANTEE: DAVIS TAWANNA					

BUILDING NOTES	
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BUILDING DIMENSIONS	
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BAS=[YR=2015] W20 S45 FOP=[YR=2015] S7 E20 N7 W20\$ E20 N45\$.

TOTAL OB/XF											
56											

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