

BLOCK 240 LOT E100 FT OF
N75 FT OF LOT 6
CITY OF FDNA BEACH

SCIUTO STELLA L/E/
723 14TH S ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0240-0061



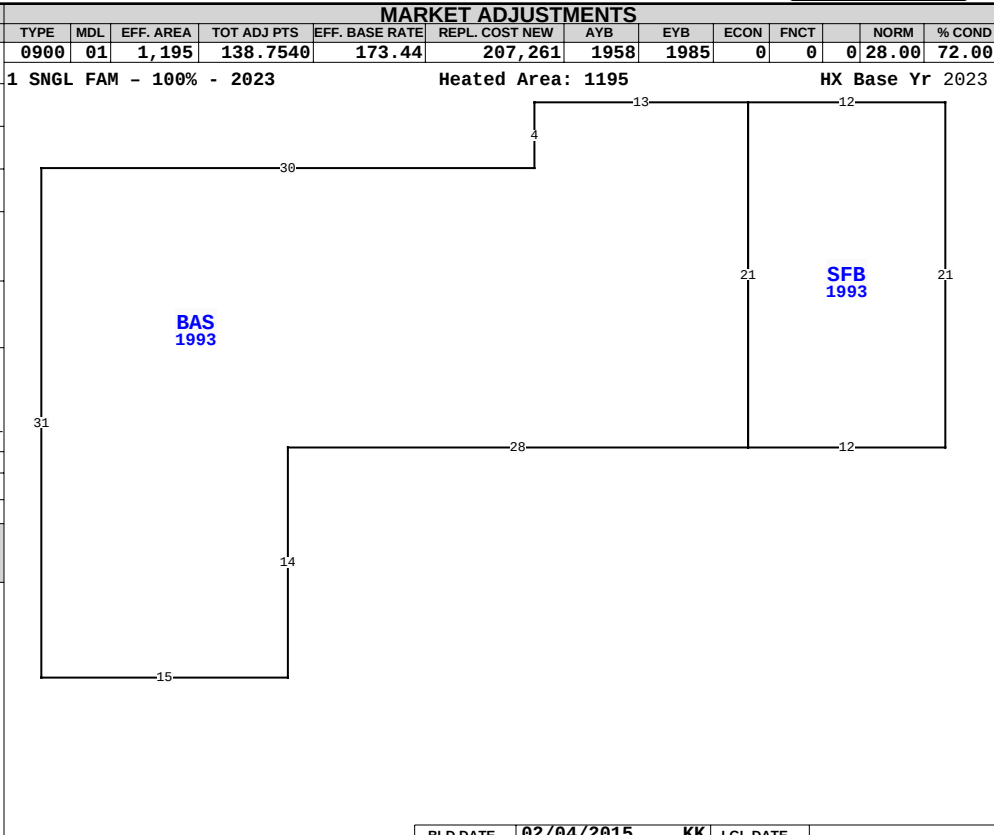
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	993	100	993	124,003
SFB	252	80	202	25,225

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	0 100	8	50	400.00	SF	6.50	6.50	100	1958	1958	3	20	520	
2	0810	CONCRETE A	0 100	3	12	36.00	SF	6.50	6.50	100	1958	1958	3	20	47	
3	0810	CONCRETE A	0 100	6	10	60.00	SF	6.50	6.50	100	1958	1958	3	20	78	
4	0810	CONCRETE A	0 100	9	19	171.00	SF	6.50	6.50	100	1960	1960	3	20	222	
5	0810	CONCRETE A	0 100	4	6	24.00	SF	6.50	6.50	100	1958	1958	3	20	31	

LAND DESCRIPTION			TOTAL OB/XF 898													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0003	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	2,200.00	2,200.00

REVIEW DATE 06/08/2020 BY DJA



BLD DATE	02/04/2015	KK	LGL DATE	
XF DATE			LAND DATE	03/18/2024
INC DATE			AG DATE	MLU

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Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		149,228		
TOTAL MARKET OB/XF VALUE		898		
TOTAL LAND VALUE - MARKET		165,000		
TOTAL MARKET VALUE		315,126		
SOH/AGL Deduction		12,666		
ASSESSED VALUE		302,460		
TOTAL EXEMPTION VALUE		50,000		
BASE TAXABLE VALUE		252,460		
TOTAL JUST VALUE		315,126		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		293,650		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090333	REPAIR/RRF	4,800	03/16/2009
20041529	H/AC	4,000	08/24/2004
20041530	CHNGE SRVC	2,000	08/24/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/1347	1/05/2023	LE U	I	I	11	100
GRANTOR: SCIUTO STELLA						
GRANTEE: BROUILLARD JOHN ELV						
2551/0316	3/30/2022	WD Q	I	I	01	385,000
GRANTOR: ACCESS 25 INVESTMENTS						
GRANTEE: SCIUTO STELLA						

BUILDING NOTES																
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BUILDING DIMENSIONS																
SFB=[YR=1993] W12 BAS=[YR=1993] W13 S4 W30 S31 E15 N14E28N21 \$S21E12N21\$.																

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