BLOCK 241 E52.40 FT OF LOTS 97
98 & 99 IN OR 2537/1166
CITY OF FDNA BEACH

DAVIS WESLEY P
3638 COLONY COVE TRL
JACKSONVILLE, FL 32277

2024

00-00-31-1800-0241-0971

BUILDING CHARACTERISTICS

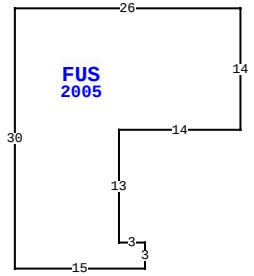
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

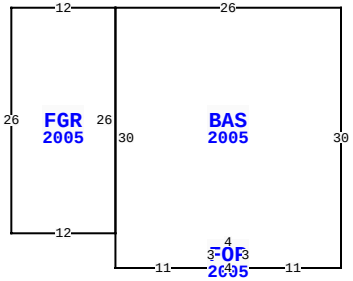
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	131,243
FGR	312	55	172	29,393
FOP	12	30	4	683
FUS	565	100	565	96,552
TOTALS	1,657		1,509	257,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,509	197.6760	187.79	283,375	2005	2005	0	0	0	9.00	91.00

1 TOWNHOUSE - 0% - 2024 Heated Area: 1333 HX Base Yr





1389 FIR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

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	0	52	10	520.00	SF	6.50	6.50	100	2005	2005	3	86	2,907	
2	0810	CONCRETE A	0	0	8	12	96.00	SF	6.50	6.50	100	2005	2005	3	86	537	
3	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	2005	2005	3	86	89	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	257,871
TOTAL MARKET OB/XF VALUE	3,533
TOTAL LAND VALUE - MARKET	114,400
TOTAL MARKET VALUE	375,804
SOH/AGL Deduction	0
ASSESSED VALUE	375,804
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	375,804
TOTAL JUST VALUE	375,804
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	366,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2537/1166	2/09/2022	WD	Q	I	01	415,000
GRANTOR: TOLXDORF WU MING YU						
GRANTEE: DAVIS WESLEY P						
1328/0402	6/24/2005	WD	Q	I		197,000
GRANTOR: COOPER KITTY S						
GRANTEE: TOLXDORF THOMAS & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 FGR=[YR=2005] W12 S26 E12 N26 $ S30
E11FOP=[YR=2005] E4 N3 W4 S3 $ N3 E4 S3 E11 N30 $ PTR= N15
FUS=[YR=2005] N3 W3 N13 E14 N14 W26 S30 E15 $ S15 $.

LAND DESCRIPTION

TOTAL OB/XF 3,533

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	52.00	75.00	52.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	114,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 114,400 Market: 0 Agricultural: 0 Common: 114,400 PRINTED 08/06/2024 BY SYS