BLOCK 241 W1/2 OF LOTS 113 114
115 & 116
CITY OF FDNA BEACH

POIRIER LYDIA G L/E/
P O BOX 15671
FERNANDINA BEACH, FL 32035

2024

00-00-31-1800-0241-1132

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

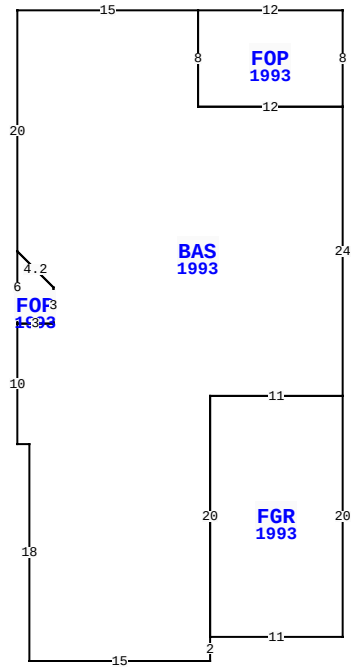
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,089	100	1,089	99,880
FGR	220	55	121	11,098
FOP	14	30	4	366
FOP	96	30	29	2,660
TOTALS	1,419		1,243	114,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,243	116.1760	110.37	137,190	1986	1986	0	0	0	16.90	83.10

1 TOWNHOUSE – 0% - 0 Heated Area: 1089 HX Base Yr



427 S 14TH ST B, FERNANDINA BEACH

BLD DATE	02/04/2015 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	114,005
TOTAL MARKET OB/XF VALUE	4,779
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	228,784
SOH/AGL Deduction	7,978
ASSESSED VALUE	220,806
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,806
TOTAL JUST VALUE	228,784
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091674	REPAIR/RRF	4,885	12/09/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2342/0384	2/26/2020	LE	U	I	11	100
GRANTOR: POIRIER LYDIA G & THE						
GRANTEE: THEM THAT TRUST						
2322/0129	10/22/2019	WD	U	I	11	100
GRANTOR: POIRIER LYDIA G						
GRANTEE: POIRIER LYDIA G & T						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W12 BAS=[YR=1993] W15 S20 FOP=[YR=1993] S6 E3 N3 L3 U3 $ R3 D3 S3 W3 S10 E1 S18 E15 N2 FGR=[YR=1993] E11 N20 W11 S20 $ N20 E11 N24 W12 N8 $ S8 E12 N8 $.

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	16	51	816.00	SF	6.50	6.50	100	1986	1986	3	49.5	2,625	
2	0810	CONCRETE A	0	0	3	55	165.00	SF	6.50	6.50	100	1986	1986	3	49.5	531	
3	0855	CONC PAVER	0	0	18	14	252.00	SF	7.00	7.00	100	2011	2011	3	92	1,623	

LAND DESCRIPTION

TOTAL OB/XF 4,779

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	110,000							

REVIEW DATE 06/16/2020 BY DJA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS