BLOCK 242 E'LY 50 FT OF THE
S'LY 110 FT OF LOT 6
CITY OF FDNA BEACH

ROBERTS SAMUEL & SARAH
1339 DATE STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0242-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

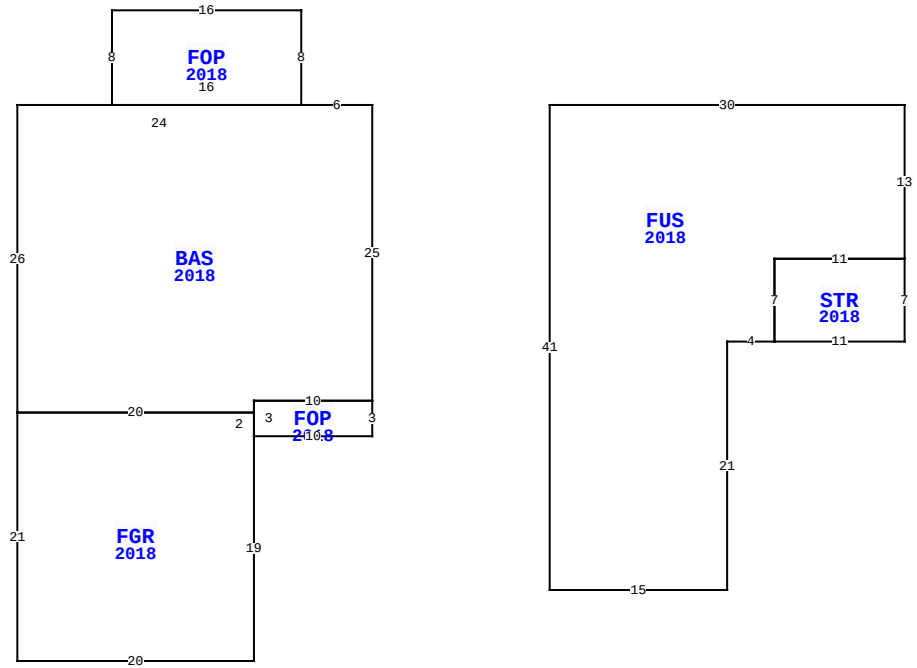
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100	770	136,907
FGR	420	55	231	41,072
FOP	30	30	9	1,600
FOP	128	30	38	6,756
FUS	838	100	838	148,997
STR	77	10	8	1,422
TOTALS	2,263		1,894	336,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,894	145.1419	181.43	343,628	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2019 Heated Area: 1608 HX Base Yr 2019



1339 DATE ST, FERNANDINA BEACH

BLD DATE		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		336,755
TOTAL MARKET OB/XF VALUE		4,416
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		451,171
SOH/AGL Deduction		157,623
ASSESSED VALUE		293,548
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		243,548
TOTAL JUST VALUE		451,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171800	CO ISSUED	0	03/12/2018
20171800	NEW CONSTR	205,597	06/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2216/0624	7/10/2018	WD	U	I	11	100
GRANTOR: MASON & MAGNOLIA LLC						
GRANTEE: ROBERTS SAMUEL & SA						
2185/0037	3/21/2018	WD	Q	V	05	289,900
GRANTOR: MASON AND MAGNOLIA LL						
GRANTEE: ROBERTS SAMUEL & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W6 FOP=[YR=2018] N8 W16 S8 E16$ W24 S26
FGR=[YR=2018] S21 E20 N19 FOP=[YR=2018] E10 N3 W10 S3$ N2
W20$ E20 N1 E10 N25$ PTR=E15 FUS=[YR=2018] E30 S13
STR=[YR=2018] S7 W11 N7 E11$ W11 S7 W4 S21 W15 N41 $ W15$.

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	0811	CONCRETE B	0	100	0	0	763.00	SF	5.20	5.20	100	2018	2018	3	97	3,849	
2	0810	CONCRETE A	0	100	0	0	90.00	SF	6.50	6.50	100	2018	2018	3	97	567	

LAND DESCRIPTION

TOTAL OB/XF 4,416

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	100		R-2	50.00	110.00	50.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	110,000							

REVIEW DATE 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS