BLOCK 242 SUB E OF 1
CITY OF FDNA BEACH

NEW ATLANTIC BUILDERS INC
5875 MINING TERRACE STE 206
JACKSONVILLE, FL 32257

2024

00-00-31-1800-0242-01E0

BUILDING CHARACTERISTICS

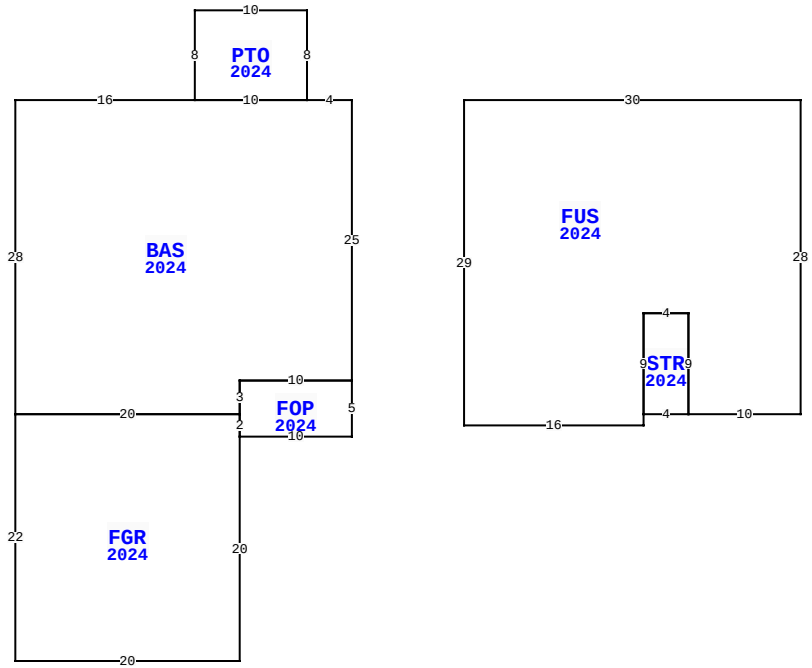
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100	810	176,661
FGR	440	55	242	52,780
FOP	50	30	15	3,272
FUS	820	100	820	178,842
PTO	80	5	4	872
STR	36	10	4	872
TOTALS	2,236		1,895	413,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,895	145.4006	218.10	413,300	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2024 Heated Area: 1630 HX Base Yr



207 HERBERT DOUGLAS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	413,300
TOTAL MARKET OB/XF VALUE	4,581
TOTAL LAND VALUE - MARKET	96,492
TOTAL MARKET VALUE	514,373
SOH/AGL Deduction	1,892
ASSESSED VALUE	512,481
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	512,481
TOTAL JUST VALUE	514,373
NCON VALUE	417,881
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222130	NEW CONSTR	0	05/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2566/0830	5/25/2022	WD	Q	V	05	649,500
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: NEW ATLANTIC BUILDE						
2162/1899	11/30/2017	WD	Q	I	05	95,400
GRANTOR: BON-LEE LLC						
GRANTEE: CMR ISLAND PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] W4 W10 W16 S28 E20 N3 E10 N25 $
PTO=[YR=2024;ORIG=56,2] E10 S8 W10 N8 $
FOP=[YR=2024;ORIG=60,35] E10 S5 W10 N2 N3 $
FGR=[YR=2024;ORIG=40,38] E20 S2 S20 W20 N22 $
FUS=[YR=2024;ORIG=80,10] E30 S28 W10 N9 W4 S9 S1 W16 N29 $
STR=[YR=2024;ORIG=96,29] E4 S9 W4 N9 $
.

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	0	0	0	881.00	SF	5.20	5.20	100	2024	2023		100	4,581	

LAND DESCRIPTION

TOTAL OB/XF 4,581

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		R-2	43.00	102.00	43.00	FF	1	1.02	1.00	1.02	2,200.00	2,244.00	96,492							

REVIEW DATE 02/07/2024 BY DJ Total Acres: 0.00 Total Land Value: 96,492 Market: 0 Agricultural: 0 Common: 96,492 PRINTED 08/06/2024 BY SYS