BLOCK 242 SUB H OF 2
CITY OF FDNA BEACH

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

2024

00-00-31-1800-0242-02H0

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

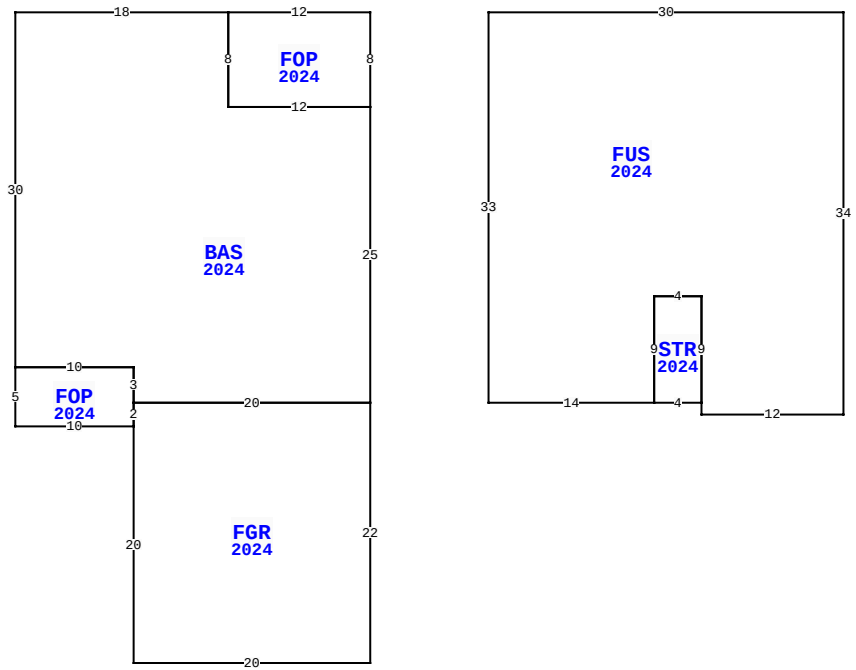
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	186,762
FGR	440	55	242	52,311
FOP	50	30	15	3,242
FOP	96	30	29	6,269
FUS	966	100	966	208,811
STR	36	10	4	865
TOTALS	2,452		2,120	458,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,120	144.1070	216.16	458,259	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2024 Heated Area: 1830 HX Base Yr



217 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	458,259
TOTAL MARKET OB/XF VALUE	4,020
TOTAL LAND VALUE - MARKET	96,492
TOTAL MARKET VALUE	558,771
SOH/AGL Deduction	0
ASSESSED VALUE	558,771
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	558,771
TOTAL JUST VALUE	558,771
NCON VALUE	462,279
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222134	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						
2175/0049	2/02/2018	WD	Q	V	05	45,000
GRANTOR: BENJAMIN CARL T & MAR						
GRANTEE: CMR ISLAND PROPERTI						

BUILDING NOTES

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	773.00	SF	5.20	5.20	100	2024	2023		100	4,020	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,0] W12 N8 W18 S30 E10 S3 E20 N25 $
FOP=[YR=2024;ORIG=68,-8] E12 S8 W12 N8 $
FOP=[YR=2024;ORIG=50,22] E10 S3 S2 W10 N5 $
FGR=[YR=2024;ORIG=60,25] S2 S20 E20 N22 W20 $
FUS=[YR=2024;ORIG=90,-8] E30 S34 W12 N1 N9 W4 S9 W14 N33 $
STR=[YR=2024;ORIG=104,16] E4 S9 W4 N9 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,020

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