

BLK 244 TRACT A OF LOT 3
CITY OF FDNA BEACH S/D OF
SEC 22-3N-28E UNR

GLYNN LOVEY LLC
96972 BLACKROCK RD
YULEE, FL 32097

2024

00-00-31-1800-0244-03A0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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		3 100
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	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	80,134
BAS	344	100	344	29,451
FOP	72	30	22	1,883
FOP	70	30	21	1,797
TOTALS	1,422		1,323	113,267

EXTRA FEATURES		
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L N	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	18	16		288.00	SF 4.62	100	1948	1948	3	20	266	
2	0810	CONCRETE A	0	0	20	4		80.00	SF 6.50	100	1948	1948	3	20	104	
3	0810	CONCRETE A	0	0	28	3		84.00	SF 6.50	100	2005	2005	3	86	470	
4	0810	CONCRETE A	0	0	52	10		520.00	SF 6.50	100	2005	2005	3	86	2,907	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	000

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1			
0100	01	1,323	113.3600	107.69	142,474	1948	1970	0	0	0	20.50	79.50	2			
1 SINGLE FAM - 0% - 0													VALUATION SUMMARY			
Heated Area: 1280													STANDARD			
HX Base Yr													Tax Group: 2			
													Tax Dist:			
													BUILDING MARKET VALUE			
													TOTAL MARKET OB/XF VALUE			
													TOTAL LAND VALUE - MARKET			
													TOTAL MARKET VALUE			
													SOH/AGL Deduction			
													ASSESSED VALUE			
													TOTAL EXEMPTION VALUE			
													BASE TAXABLE VALUE			
													TOTAL JUST VALUE			
													NCON VALUE			
													INCOME VALUE			
													PREVIOUS YEAR MKT VALUE			

110 N 13TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	04/24/2024	TD
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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TOTAL OB/XF													3,747			
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REVIEW DATE	05/12/2019	BY	KBA
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NASSAU COUNTY PROPERTY			
5991	REPAIR/RRF	8,000	05/23/1990
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2535/1989	9/09/2021	WD U I	11
GRANTOR: MITCHELL GLYNN B & LO			
GRANTEE: GLYNN LOVEY LLC			
0582/0636	10/26/1989	WD Q I	15,000
GRANTOR: MIDDLETON SIMON & S			
GRANTEE: MITCHELL GLYNN & L			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS 2005=W18 BAS=[YR=1993] W24 S39 FOP=[YR=1993] S6 E12 N6 W12 \$ E24 N39\$S23E8FOP=[YR=2005] E10 N7 W10 S7\$N7 E10 N16\$.			

110 N 13TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	04/24/2024	TD
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Total Acres: 0.16	Total Land Value: 170,200	Market: 0	Agricultural: 0	Common: 170,200	PRINTED 08/06/2024 BY SYS
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