

BLK 244 TEACT B OF LOT 3  
IN OR 1340/1541  
CITY OF FDNA BEACH S/D OF

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY  
96135 NASSAU PLACE, SUITE 1  
YULEE, FL 32097

2024

00-00-31-1800-0244-03B0



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 17 | CB STUCCO 100  |
| Roof Structur            | 04 | WOOD TRUSS 100 |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 11 | CLAY TILE 20   |
| Ceiling                  | 01 | FIN.SUSPD 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Fixtures                 | 2  | 100            |
| Frame                    | 03 | MASONRY 100    |
| Story Height             |    | 10 100         |
| RMS                      |    | 4 100          |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 8600 | COUNTY           |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 01 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1010.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,184            | 100         | 1,184        | 192,544              |
| CAN       | 207              | 30          | 62           | 10,082               |
| FDC       | 416              | 40          | 166          | 26,995               |

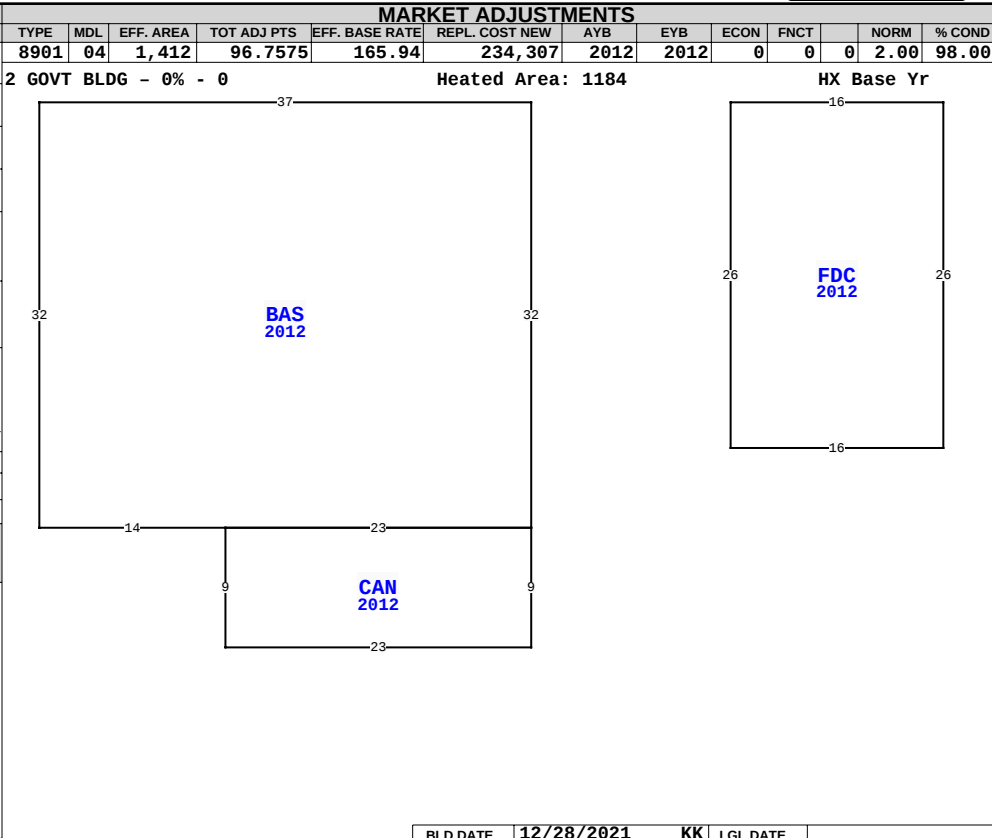
|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 1,807 |  | 1,412 | 229,621 |
|--------|-------|--|-------|---------|

EXTRA FEATURES

| 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   | 0803       | ASPHALT C   | 0       | 0 | 0 | 0     |    |       | 1,697.00       | SF        | 2.00     |             |   |        | 2,376           |       |
| 2   | 0811       | CONCRETE B  | 0       | 0 | 0 | 0     |    |       | 831.00         | SF        | 5.20     |             |   |        | 4,019           |       |
| 3   | 0400       | CONC CURB   | 0       | 0 | 0 | 0     |    |       | 156.00         | LF        | 15.00    |             |   |        | 2,223           |       |
| 4   | 0811       | CONCRETE B  | 0       | 0 | 0 | 0     |    |       | 510.00         | SF        | 5.20     |             |   |        | 2,466           |       |
| 5   | 0972       | ST LGHT UN  | 0       | 0 | 0 | 0     |    |       | 2.00           | UT        | 2,530.00 |             |   |        | 4,200           |       |
| 6   | 0975       | ST LT/ARM   | 0       | 0 | 0 | 0     |    |       | 1.00           | UT        | 500.00   |             |   |        | 415             |       |
| 7   | 0646       | LWN SPRK H  | 0       | 0 | 0 | 0     |    |       | 23.00          | UT        | 2.00     |             |   |        | 31              |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 008600   | C   | COUNTY               | 0   | 0003 | MU-1     |       |       | 6,808.00    | SF        |     | 1.00      | 1.00   | 1.00    | 25.00      | 25.00          | 170,200    |                             |      |         |      |     |    |        |



|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 12/28/2021 | KK | LGL DATE  |            |
| XF DATE  | 12/28/2021 | KK | LAND DATE | 04/24/2024 |
| INC DATE |            |    | AG DATE   | TD         |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 15,730 |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|

| NASSAU COUNTY PROPERTY                                                                                               |  |           |  |              | PAGE 1 of 1 |         | 2         |               |
|----------------------------------------------------------------------------------------------------------------------|--|-----------|--|--------------|-------------|---------|-----------|---------------|
| VALUATION SUMMARY                                                                                                    |  |           |  |              |             |         |           |               |
| VALUATION BY                                                                                                         |  |           |  | STANDARD     |             |         |           |               |
| Tax Group: 2                                                                                                         |  |           |  | Tax Dist:    |             |         |           |               |
| BUILDING MARKET VALUE                                                                                                |  |           |  | 229,621      |             |         |           |               |
| TOTAL MARKET OB/XF VALUE                                                                                             |  |           |  | 15,730       |             |         |           |               |
| TOTAL LAND VALUE - MARKET                                                                                            |  |           |  | 170,200      |             |         |           |               |
| TOTAL MARKET VALUE                                                                                                   |  |           |  | 415,551      |             |         |           |               |
| SOH/AGL Deduction                                                                                                    |  |           |  | 232,256      |             |         |           |               |
| ASSESSED VALUE                                                                                                       |  |           |  | 183,295      |             |         |           |               |
| TOTAL EXEMPTION VALUE                                                                                                |  |           |  | 03           |             | 183,295 |           |               |
| BASE TAXABLE VALUE                                                                                                   |  |           |  | 0            |             |         |           |               |
| TOTAL JUST VALUE                                                                                                     |  |           |  | 415,551      |             |         |           |               |
| NCON VALUE                                                                                                           |  |           |  | 0            |             |         |           |               |
| INCOME VALUE                                                                                                         |  |           |  |              |             |         |           |               |
| PREVIOUS YEAR MKT VALUE                                                                                              |  |           |  | 281,442      |             |         |           |               |
|                                                                                                                      |  |           |  |              |             |         |           |               |
|                                                                                                                      |  |           |  |              |             |         |           |               |
|                                                                                                                      |  |           |  |              |             |         |           |               |
|                                                                                                                      |  |           |  |              |             |         |           |               |
| PERMIT NUM                                                                                                           |  |           |  | DESCRIPTION  |             | AMT     |           | ISSUED        |
| 20100590                                                                                                             |  |           |  | DEMOLITION   |             | 2,855   |           | 04/12/2010    |
| 2562                                                                                                                 |  |           |  | REPAIR/RRF   |             | 1,000   |           | 06/08/1982    |
|                                                                                                                      |  |           |  |              |             |         |           |               |
|                                                                                                                      |  |           |  |              |             |         |           |               |
|                                                                                                                      |  |           |  |              |             |         |           |               |
| SALES DATA                                                                                                           |  |           |  |              |             |         |           |               |
| OFF RECORD<br>Number                                                                                                 |  | DATE      |  | TYPE<br>INST | Q<br>U      | V<br>I  | RSN<br>CD | SALE<br>PRICE |
| 1340/1541                                                                                                            |  | 8/10/2005 |  | WD           | Q           | I       |           | 61,000        |
| GRANTOR: HEARD JOHN H                                                                                                |  |           |  |              |             |         |           |               |
| GRANTEE: BOARD OF COUNTY COM                                                                                         |  |           |  |              |             |         |           |               |
| 1227/1205                                                                                                            |  | 5/04/2004 |  | WD           | Q           | I       |           | 32,500        |
| GRANTOR: JOHNS BARBARA SUE                                                                                           |  |           |  |              |             |         |           |               |
| GRANTEE: HEARD JOHN H                                                                                                |  |           |  |              |             |         |           |               |
| BUILDING NOTES                                                                                                       |  |           |  |              |             |         |           |               |
|                                                                                                                      |  |           |  |              |             |         |           |               |
| BUILDING DIMENSIONS                                                                                                  |  |           |  |              |             |         |           |               |
| BAS=[YR=2012] W37 S32 E14 CAN=[YR=2012] S9 E23 N9 W23\$ E23<br>N32\$ PTR= E15 FDC=[YR=2012] E16 S26 W16 N26\$ W15\$. |  |           |  |              |             |         |           |               |