BLOCK 254 LOT S 81' OF W100'
OF E 130' OF 1
IN OR 2264/914

BABOWICZ ANTHONY & LAURA
1411 LEON ST
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1800-0254-0011**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

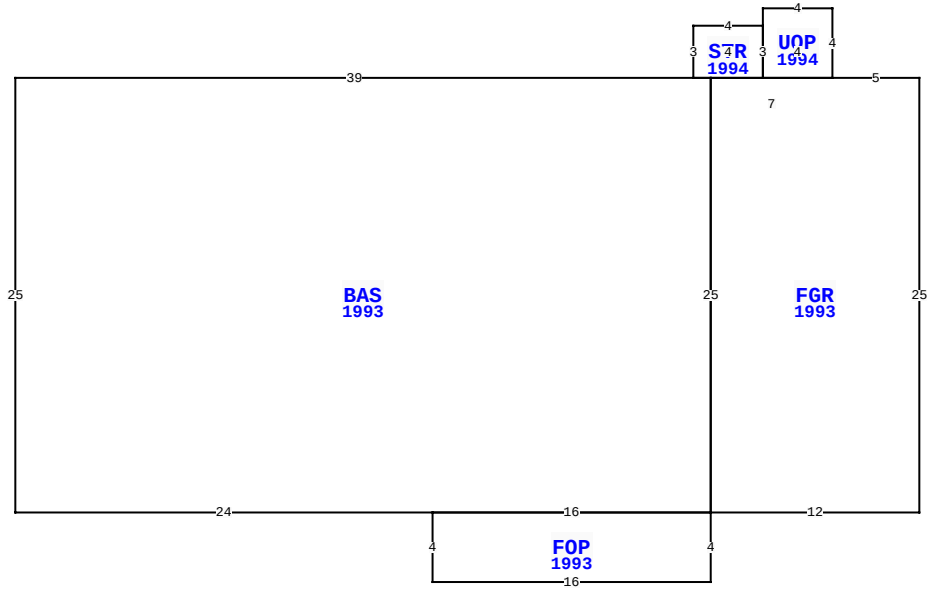
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1007.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,000 | 100 | 1,000 | 102,109 |
| FGR | 300 | 55 | 165 | 16,848 |
| FOP | 64 | 30 | 19 | 1,940 |
| STR | 12 | 10 | 1 | 102 |
| UOP | 16 | 20 | 3 | 306 |
| TOTALS | 1,392 | | 1,188 | 121,305 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,188 | 119.0910 | 113.14 | 134,410 | 1973 | 2003 | 0 | 0 | 0 | 9.75 | 90.25 |

1 SINGLE FAM – 100% - 2022 Heated Area: 1000 HX Base Yr 2022




1411 LEON ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 121,305 |
| TOTAL MARKET OB/XF VALUE | | 5,305 |
| TOTAL LAND VALUE - MARKET | | 175,000 |
| TOTAL MARKET VALUE | | 301,610 |
| SOH/AGL Deduction | | 173,124 |
| ASSESSED VALUE | | 128,486 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 78,486 |
| TOTAL JUST VALUE | | 301,610 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 296,360 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20130976 | SHED120 | 0 | 05/02/2013 |
| 20120243 | WOOD DECK | 790 | 02/07/2012 |
| 20120037 | 6'WOOD FENCE | 820 | 01/11/2012 |
| 20110656 | ELEC.FOR AIR HAND | 300 | 04/28/2011 |
| 20110657 | H/AC | 3,500 | 04/28/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2264/0914 | 3/27/2019 | WD | Q | I | 01 | 240,000 |
| GRANTOR: ROCKWELL SABRINA ANN | | | | | | |
| GRANTEE: BABOWICZ ANTHONY & | | | | | | |
| 2134/1731 | 6/26/2017 | QC | U | I | 11 | 100 |
| GRANTOR: ROCKWELL CLACK SABRIN | | | | | | |
| GRANTEE: ROCKWELL SABRINA AN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=1993] W5 UOP=[YR=1994] N4W4S1 STR=[YR=1994] W4S3
BAS=[YR=1993] W39 S25 E24 FOP=[YR=1993] S4 E16 N4 W16$ E16
N25 W1$ E4 N3$ S3 E4$ W7 S25 E12 N25$.

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 473.00 | SF | 7.00 | 7.00 | 100 | 2014 | 2014 | 3 | 95 | 3,145 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 12 | 120.00 | SF | 30.00 | 30.00 | 100 | 2013 | 2013 | 3 | 60 | 2,160 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,305

| 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 | 0006 | R-1 | 81.00 | 100.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 175,000.00 | 175,000.00 | 175,000 | | | | | | | |

REVIEW DATE 02/11/2020 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS