

PULLAN TAYLOR/PULLAN CHRISTOPHER JAMES & MARIE
1401 LEON STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0254-0012



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03CEDAR 100
GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo08SHT VINYL 70

Interior Floo11CLAY TILE 30

Air Condition Heating Type03CENTRAL 100
04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units1.1. 100
0 100

BUD8 Adjustme Occupancy02DIST FB 100
00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1007.00

AREATOTAL PCT TOT ADJ SUBAREA
TYPE GROSS OF BASE AREA MARKET
VALUE

BAS1,0251001,025130,697

FGR2755515119,254

FOP10030303,826

TOTALS1,4001,206153,776

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,206141.2821134.22161,86919732013005.0095.00

1 SINGLE FAM - 0% - 2023Heated Area: 1025HX Base Yr

1125FGR1993

4125BAS1993

36520FOP1993

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 12

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE153,776

TOTAL MARKET OB/XF VALUE3,687

TOTAL LAND VALUE - MARKET175,000

TOTAL MARKET VALUE332,463

SOH/AGL Deduction0

ASSESSED VALUE332,463

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE332,463

TOTAL JUST VALUE332,463

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE325,760

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U I V I RSN CD SALE PRICE

2576/17317/11/2022WDQI01420,000

GRANTOR:FURSE GAILE A

GRANTEE:PULLAN TAYLOR & CHR

2479/11517/14/2021WDQI01330,000

GRANTOR:SPICER ROY & THERESA

GRANTEE:FURSE GAILE A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 FGR=[YR=1993] W11 S25 E11 N25\$ S25 E5
FOP=[YR=1993] S5 E20 N5 W20\$ E36 N25\$.

EXTRA FEATURES

1401 LEON ST, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A0000435.00SF6.506.5010019731973324679

20810CONCRETE A004210420.00SF6.506.50100198919893571,556

30819CONC 12"005420.00SF9.509.5010020022002382156

40940SHEDS/PORT0061272.00SF30.0030.0010020022002320432

51242WD DECK A00248192.00SF10.0010.0010020102010345864

LAND DESCRIPTIONTOTAL OB/XF3,687

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR00006R-181.00100.001.00LT1.001.001.00175,000.00175,000.00175,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 175,000Market: 0Agricultural: 0Common: 175,000PRINTED 08/06/2024 BY SYS