BLOCK 254 S 67.5 FT OF N 91 FT
OF W100 FT OF E130 FT OF LOT 1
& S67.5 FT OF N91 FT OF W100

GUALTIERI TIMOTHY D/SPIVEY RACHAEL G
1005 CALLE CORTA
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0254-0013

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

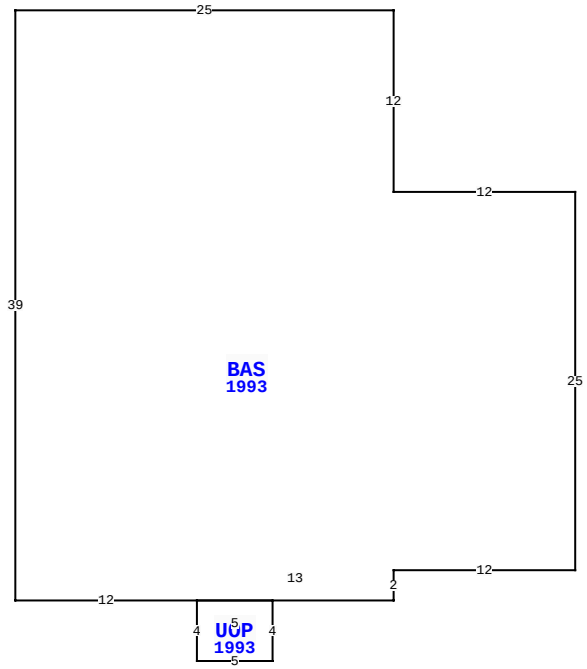
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,275	100	1,275	68,744
UOP	20	20	4	216
TOTALS	1,295		1,279	68,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,279	111.2800	105.72	135,216	1976	1976	0	0	30	19.00	51.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1275 HX Base Yr



1005 CALLE CORTA, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	68,960
TOTAL MARKET OB/XF VALUE	386
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	419,346
SOH/AGL Deduction	0
ASSESSED VALUE	419,346
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	419,346
TOTAL JUST VALUE	419,346
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	416,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061116	ELEC OTHER	100	05/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1025	6/25/2024	WD	Q	I	01	465,000
GRANTOR: BOLD CYPRESS HOMES LL						
GRANTEE: GUALTIERI TIMOTHY D						
2644/1095	5/30/2023	WD	U	I	37	300,000
GRANTOR: BEDWELL CHARLES R & K						
GRANTEE: BOLD CYPRESS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N12 W25 S39 E12 UOP=[YR=1993] S4 E5 N4 W5 $ E13 N2 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	0810	CONCRETE A	0	0	22	10	220.00	SF	6.50	6.50	100	1976	1976	3	27	386	

LAND DESCRIPTION

TOTAL OB/XF 386

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	0006	R-1	68.00	100.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							
2	000100	C	SFR	0	0006	R-1	68.00	100.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 07/20/2020 BY KW Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS