

BLOCK 254 S44 FT OF W100 FT
OF E130 FT OF LOT 2 &
N23.5 FT OF W100 FT OF E130 FT

ALLAN CHARLES L
1007 CALLE CORTA
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0254-0025



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 90		
Exterior Wall	10	ABOVE AVG 10		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	11	CLAY TILE 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	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	1,128	100	1,128	100,528
DCK	176	10	18	1,604
FOP	20	30	6	535
TOTALS	1,324		1,152	102,667

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,152	115.4340	109.66	126,328	1977	1977	0	0	0	18.73	81.27
1 SINGLE FAM - 100% - 2012 Heated Area: 1128 HX Base Yr 2012												
1007 CALLE CORTA, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE			102,667		
TOTAL MARKET OB/XF VALUE			2,334		
TOTAL LAND VALUE - MARKET			175,000		
TOTAL MARKET VALUE			280,001		
SOH/AGL Deduction			182,229		
ASSESSED VALUE			97,772		
TOTAL EXEMPTION VALUE			HX HB	50,000	
BASE TAXABLE VALUE			47,772		
TOTAL JUST VALUE			280,001		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			275,205		

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
1	0810	CONCRETE A	0 100	25	10	250.00	SF	6.50	6.50	100	2010	2010
2	0830	FLAGSTONE	0 100	2	22	44.00	SF	12.00	12.00	100	1990	1990
3	1125	CB/STC 6"	0 100	40	2	80.00	SF	7.35	7.35	100	2011	2011
TOTAL OB/XF 2,334												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100	0006	R-1	68.00	100.00	1.00	LT		1.00
Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000												