

SUB A OF LOT 6
IN OR 1900/346
REPLAT BLOCK 258 PB 2/54

SAB GROUP LLC
23 S 7TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0258-R06A



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	19 COMMON BRK 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
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 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	1,025	100	1,025	85,199
FOP	84	30	25	2,078
UGR	448	45	202	16,790
UOP	80	20	16	1,330
UST	102	45	46	3,823

TOTALS 1,739 1,314 109,221

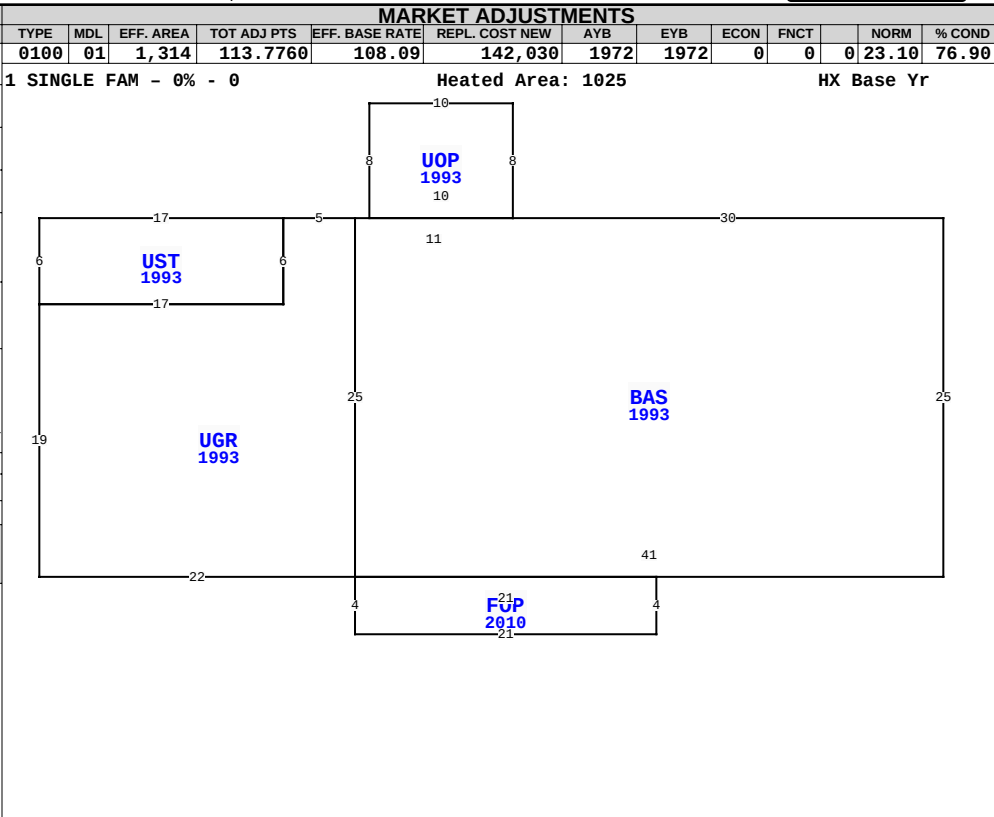
EXTRA FEATURES

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	0810	CONCRETE A	0	0	32	11			6.50	100	1972	1972	3	23	526	
2	0810	CONCRETE A	0	0	6	11			6.50	100	1980	1980	3	32.5	139	
3	0940	SHEDS/PORT	0	0	9	10			30.00	100	1990	1990	3	20	540	

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	% 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	86.00	100.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 05/12/2019 BY KBA



TOTAL OB/XF 1,205															
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
1	0810	CONCRETE A	0	0	32	11			6.50	100	1972	1972	3	23	526
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1	000100	C	SFR	0	0006	R-1	86.00	100.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	109,221
TOTAL MARKET OB/XF VALUE	1,205
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	285,426
SOH/AGL Deduction	71,439
ASSESSED VALUE	213,987
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,987
TOTAL JUST VALUE	285,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102157	REPAIR/RRF	2,000	12/20/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1900/0346	1/15/2014	WD	Q	I	02

GRANTOR: IVY DEBORAH
GRANTEE: SAB GROUP LLC
0767/1063 8/06/1996 WD Q I 63,500
GRANTOR: COCHRAN LILLIAN K
GRANTEE: IVY RALPH D & DEBOR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 UOP=[YR=1993] N8W10S8E10 \$ W11
UGR=[YR=1993] W5 UST=[YR=1993] W17 S6 E17 N6 \$ S6 W17S19 E22
FOP=[YR=2010] S4E21N4W21\$ N25\$ S25 E41 N25 \$.

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