BLOCK 261 LOT S1/2 OF 7
IN OR 2009/876
CITY OF FDNA BEACH

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

2024

00-00-31-1800-0261-0072

BUILDING CHARACTERISTICS

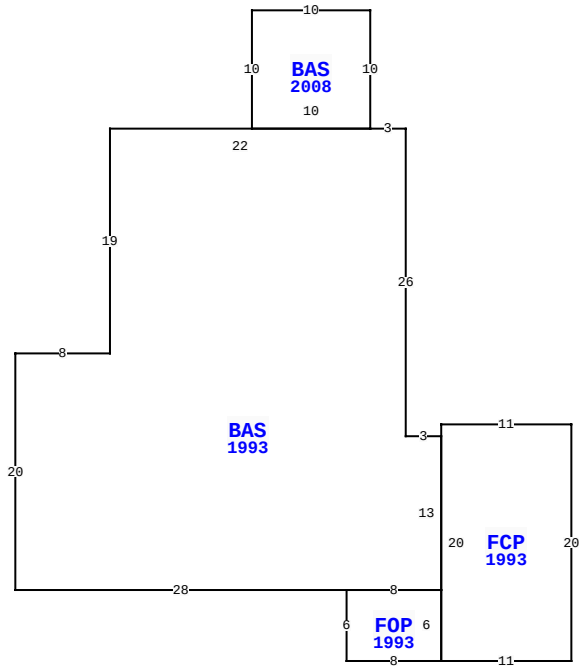
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,174	100	1,174	120,450
BAS	100	100	100	10,260
FCP	220	25	55	5,643
FOP	48	30	14	1,436
TOTALS	1,542		1,343	137,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,343	125.5800	119.30	160,220	1954	1995	0	0	0	14.00	86.00

1 SINGLE FAM – 0% - 0 Heated Area: 1274 HX Base Yr



305 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	137,789
TOTAL MARKET OB/XF VALUE	343
TOTAL LAND VALUE - MARKET	189,200
TOTAL MARKET VALUE	327,332
SOH/AGL Deduction	80,011
ASSESSED VALUE	247,321
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,321
TOTAL JUST VALUE	327,332
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072117	H/AC	500	11/27/2007
20072071	ELEC OTHER	1,500	11/08/2007
20072000	OTHER	3,470	10/23/2007
20071748	ADDITION	32,000	09/14/2007
20062039	DEMOLITION	0	09/01/2006
984293	REPAIR/RRF	5,000	09/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2009/0876	10/16/2015	WD	Q	I	01	152,500
GRANTOR: MORRIS HATTIE FAMILY						
GRANTEE: SAB GROUP LLC						
2002/0647	9/09/2015	FJ	U	I	11	0
GRANTOR: MORRIS HATTIE ESTATE						
GRANTEE: MORRIS HATTIE FAMIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 BAS=[YR=2008] N10 W10 S10 E10$ W22 S19 W8 S20 E28 FOP=[YR=1993] S6 E8 FCP=[YR=1993] E11 N20 W11 S20 $ N6 W8 $ E8 N13 W3 N26 $.

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	0	0	264.00	SF	6.50	6.50	100	1954	1954	3	20	343	

LAND DESCRIPTION

TOTAL OB/XF 343

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	86.00	230.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS