BLOCK 270 PT LOT 3 & LOT 4
IN OR 2476/1727
CITY OF FDNA BEACH

MATEER LIVING TRUST/MATEER JOHN TRUSTEE
114 S 2ND ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0270-0031

BUILDING CHARACTERISTICS

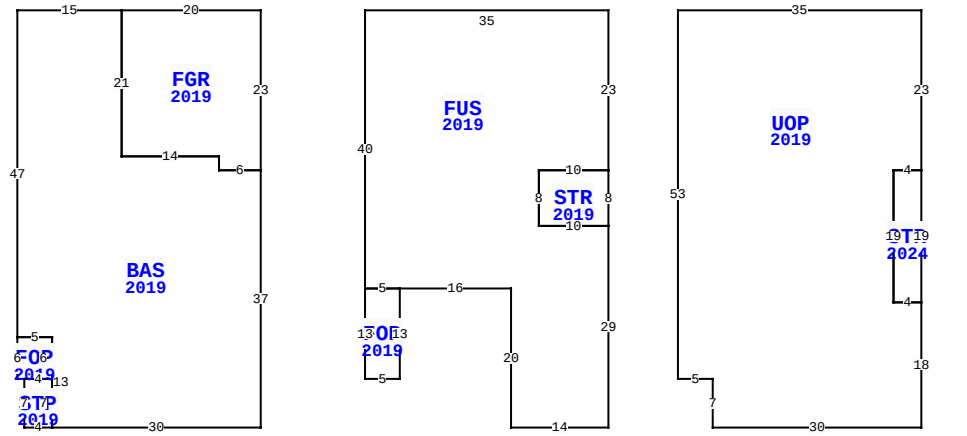
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.0400	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,603	100	1,603	446,312
FGR	432	55	238	66,264
FOP	30	30	9	2,506
FOP	65	30	20	5,568
FUS	1,600	100	1,600	445,476
STP	28	10	3	835
STR	80	10	8	2,228
STR	76	10	8	2,228
UOP	1,989	20	398	110,812
TOTALS	5,903		3,887	1,082,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	22	3,887	298.9008	283.96	1,103,753	2019	2019	0	0	0	1.95	98.05

5 TOWNHOUSE – 100% - 2020 Heated Area: 3203 HX Base Yr 2020



114 S 2ND ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 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		1,082,230
TOTAL MARKET OB/XF VALUE		5,978
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		1,338,208
SOH/AGL Deduction		620,861
ASSESSED VALUE		717,347
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		667,347
TOTAL JUST VALUE		1,338,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,058,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181789	NEW CONSTR	454,610	05/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2476/1727	6/29/2021	WD	U	I	11	100
GRANTOR: MATEER JOHN & ANDREA						
GRANTEE: MATEER LIVING TRUST						
2287/1957	6/24/2019	SW	Q	I	02	866,600
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: MATEER JOHN & ANDRE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019;ORIG=60,0] E35 S23 W4 S19 E4 S18 W30 N7 W5 N53 $
FUS=[YR=2019;ORIG=15,0] E35 S23 W10 S8 E10 S29 W14 N20 W16 W5 N40 $
BAS=[YR=2019;ORIG=-20,0] W15 S47 E5 S13 E30 N37 W6 N2 W14 N21 $
FGR=[YR=2019;ORIG=0,0] W20 S21 E14 S2 E6 N23 $
FOP=[YR=2019;ORIG=20,40] S13 W5 N13 E5 $
STR=[YR=2019;ORIG=50,23] S8 W10 N8 E10 $
FOP=[YR=2019;ORIG=-35,47] S6 E1 E4 N6 W5 $
STP=[YR=2019;ORIG=-34,53] S7 E4 N7 W4 $
PTR=[ORIG=0,0] E15 W15 $
PTR=[ORIG=0,0] E60 W60 $

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	0855	CONC PAVER	0	100	0	0	32.00	SF	10.00	10.00	100	2019	2019	3	98	314	
2	0855	CONC PAVER	0	100	0	0	578.00	SF	10.00	10.00	100	2019	2019	3	98	5,664	

LAND DESCRIPTION

TOTAL OB/XF 5,978

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	000310	C	TOWNHOUSE2	100	0006	MU-1	0.00	0.00	5,000.00	SF		1.00	1.00	1.00	50.00	50.00	250,000							

REVIEW DATE 01/31/2024 BY TW Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS