BLOCK 270 LOT 12
CITY OF FDNA BEACH

BRADY MARY JANE & MICHAEL
1204 CONSERVANCY DR E
TALLAHASSEE, FL 32312

2024

00-00-31-1800-0270-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

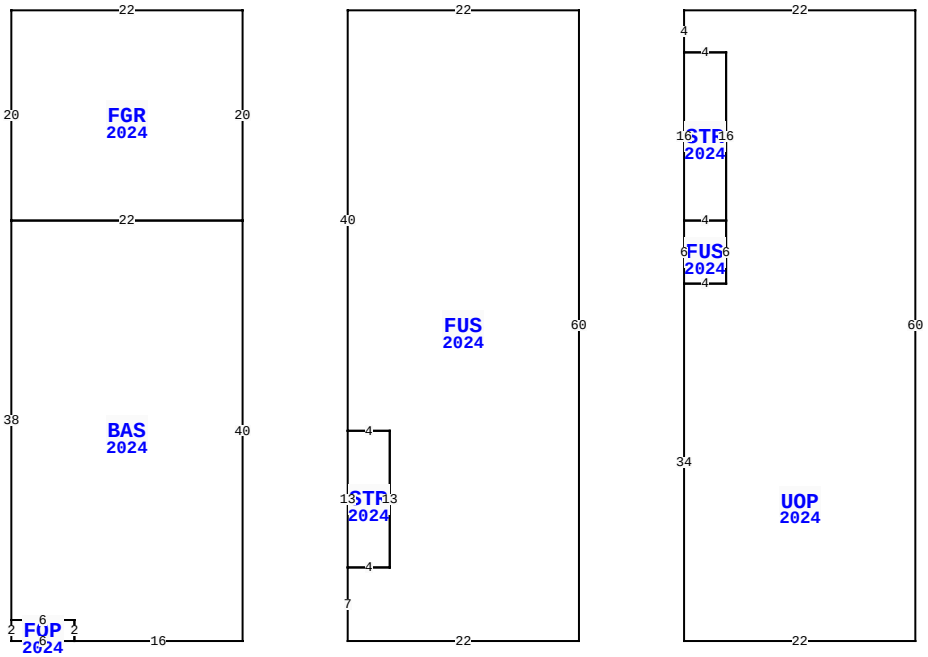
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	868	100	868	265,573
FGR	440	55	242	74,042
FOP	12	30	4	1,224
FUS	24	100	24	7,343
FUS	1,268	100	1,268	387,957
STR	52	10	5	1,530
STR	64	10	6	1,836
UOP	1,232	20	246	75,266
TOTALS	3,960		2,663	814,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	22	2,663	322.0628	305.96	814,771	2023	2023	0	0	0	0.00	100.00

1 TOWNHOUSE – 0% - 2024 Heated Area: 2160 HX Base Yr



211 BEECH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	814,771
TOTAL MARKET OB/XF VALUE	17,580
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	957,351
SOH/AGL Deduction	0
ASSESSED VALUE	957,351
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	957,351
TOTAL JUST VALUE	957,351
NCON VALUE	832,351
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	CO		08/22/2023
20230088	600=1	11,650	02/27/2023
20200763	NEW CONSTR	309,452	11/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/1178	6/07/2024	WD	Q	I	01	1,100,000
GRANTOR: SCOTT SAMUEL P & SHER						
GRANTEE: BRADY MARY JANE & M						
2662/1407	8/21/2023	SW	U	I	32	682,700
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: SCOTT SAMUEL P & SH						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=42,10] E22 S60 W22 N7 E4 N13 W4 N40 $
UOP=[YR=2024;ORIG=74,10] E22 S60 W22 N34 E4 N6 N16 W4 N4 $
BAS=[YR=2024;ORIG=10,30] E22 S40 W16 N2 W6 N38 $
FGR=[YR=2024;ORIG=10,10] E22 S20 W22 N20 $
STR=[YR=2024;ORIG=74,14] E4 S16 W4 N16 $
STR=[YR=2024;ORIG=42,50] E4 S13 W4 N13 $
FUS=[YR=2024;ORIG=74,30] E4 S6 W4 N6 $
FOP=[YR=2024;ORIG=16,68] W6 S2 E6 N2 $
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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	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	
2	0855	CONC PAVER	0	0	0	0	238.00	SF	10.00	10.00	100	2024	2023		100	2,380	
3	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 17,580

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	0	0006	MU-1	0.00	0.00	2,500.00	SF		1.00	1.00	1.00	50.00	50.00	125,000							

REVIEW DATE 01/29/2024 BY TW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS