

BLOCK 274 LOTS 10 11 12 13 14
IN OR 1950/9
CITY OF FDNA BEACH

MCCOMIS ELIZABETH A TRUST/MCCOMIS ELIZABETH A TRUS
307 DATE ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0274-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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	03	MASONRY 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	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	946	100	946	82,163
UGR	462	45	208	18,065
TOTALS	1,408		1,154	100,229

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
1	0810	CONCRETE A	0 100	47	12	564.00	SF	6.50	6.50	100	1960	1960	3
2	0810	CONCRETE A	0 100	17	15	255.00	SF	6.50	6.50	100	1960	1960	3
3	0810	CONCRETE A	0 100	21	3	63.00	SF	6.50	6.50	100	1995	1995	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	SFR	100	0006	MU-1	125.00	100.00	125.00	FF		1.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,154	108.9680	103.52	119,462	1960	1990	0	0	0	16.10	83.90	
1 SINGLE FAM - 100% - 0													
Heated Area: 946													
HX Base Yr													
22 43 BAS 1993 43 22 21 UGR 1994 21													
307 DATE ST, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													

TOTAL OB/XF													
1,352													

TOTAL OB/XF													
1,352													

Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY													
PAGE 1 of 1 2													
VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 2 Tax Dist:													
BUILDING MARKET VALUE 100,229													
TOTAL MARKET OB/XF VALUE 1,352													
TOTAL LAND VALUE - MARKET 500,000													
TOTAL MARKET VALUE 601,581													
SOH/AGL Deduction 531,950													
ASSESSED VALUE 69,631													
TOTAL EXEMPTION VALUE HX HB 44,631													
BASE TAXABLE VALUE 25,000													
TOTAL JUST VALUE 601,581													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 597,027													
SALES DATA													
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE													
1950/0009 11/26/2014 QC U I 11 100													
GRANTOR: MCCOMIS ELIZABETH A													
GRANTEE: MCCOMIS ELIZABETH A													
0684/1643 7/15/1993 PR U I 01 22,000													
GRANTOR: BARBER JESSIE P/R													
GRANTEE: MCCOMIS ELIZABETH													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W22 S43 UGR=[YR=1994] S21 E22 N21W22SE22 N43\$.													

TOTAL OB/XF													
1,352													

Common: 500,000 PRINTED 08/06/2024 BY SYS