BLOCK 279 S1/2 OF LOTS 1 31-34
& LOTS 2 3 4 & 5
IN OR 2140/793

SHORELINE RENTAL INVESTMENTS LLC
1299 GERBING RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0279-0012

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

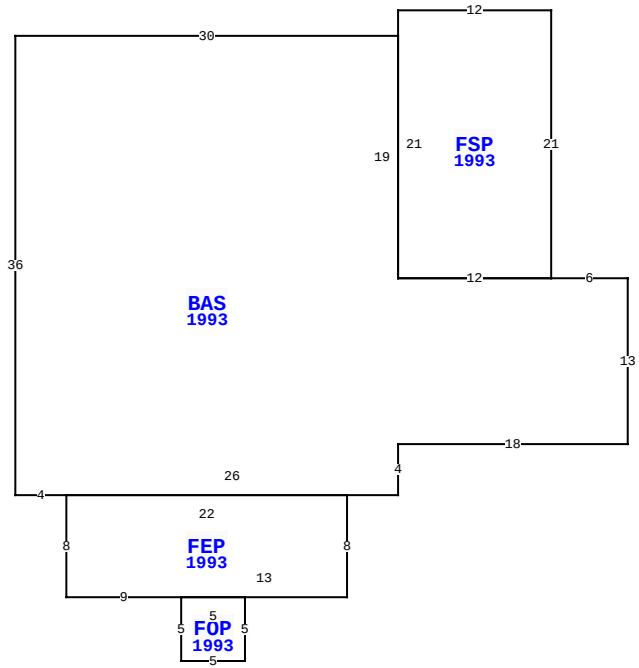
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	07	ASB SHNGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	02	ROLL COMP 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	02	Quality Level 02
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	1,314	100	1,314	76,772
FEP	176	80	141	8,238
FOP	25	30	8	467
FSP	252	40	101	5,901
TOTALS	1,767		1,564	91,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,564	97.3845	92.52	144,701	1942	2000	25	0	0	11.85	63.15

1 SINGLE FAM – 0% - 2024 Heated Area: 1314 HX Base Yr



406 S 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	91,379
TOTAL MARKET OB/XF VALUE	5,943
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	577,322
SOH/AGL Deduction	0
ASSESSED VALUE	577,322
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	577,322
TOTAL JUST VALUE	577,322
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	513,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190027	DEMOLITION	0	09/06/2019
20181770	DEMOLITION	2,000	05/24/2018
20081659	SIDING & WINDOWS	13,500	11/05/2008
20081119	REROOF	7,599	07/07/2008
20062550	REPIPE TO EXIST.F	2,000	11/14/2006
20061736	200 AMP & KIT.REW	3,500	07/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2664/1426	8/31/2023	SW	U	I	11	100
GRANTOR: LONG MARYLEE W REV LV						
GRANTEE: SHORELINE RENTAL IN						
2140/0793	8/15/2017	WD	Q	I	01	220,000
GRANTOR: DANIEL JAMES D						
GRANTEE: MARYLEE W LONG REVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 FSP=[YR=1993] N21 W12 S21 E12$ W12 N19 W30 S36 E4 FEP=[YR=1993] S8 E9 FOP=[YR=1993] S5 E5 N5 W5$ E13 N8 W22$ E26 N4 E18 N13 $.

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	0811	CONCRETE B	0	0	0	0	1,479.00	SF	4.00	4.00	100	2019	2019	3	98	5,803	
2	0810	CONCRETE A	0	0	36	3	108.00	SF	6.50	6.50	100	1942	1942	3	20	140	

LAND DESCRIPTION

TOTAL OB/XF 5,943

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	MU-1	50.00	125.00	50.00	FF		1.00	1.00	0.80	4,000.00	3,200.00	160,000							
2	000100	C	SFR	0	0006	MU-1	100.00	125.00	100.00	FF		1.00	1.00	0.80	4,000.00	3,200.00	320,000							

REVIEW DATE 12/27/2023 BY TWA Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 08/06/2024 BY SYS