



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	1,350	100	1,350	233,793
FCP	472	25	118	20,435
FOP	200	30	60	10,391
FST	40	55	22	3,810
FUS	780	100	780	135,080
TOTALS	2,842		2,330	403,508

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	% COND
1	0855	CONC PAVER	0 100	0	0	348.00	SF	10.00	10.00	100	2021	2021	3	99

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ
1	000100	C	SFR	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0500 01 2,330 116.0320 174.05 405,536 2021 2021 0 0 0 0.50 99.50

1 SFR CUST - 100% - 2022 Heated Area: 2130 HX Base Yr 2022

32

4

5

8

5

4

32

30

45

29

28

6

12

5

16

FST 2021

FCP 2021

BAS 2021

FOP 2021

30

26

30

26

FUS 2021

315 ELM ST, FERNANDINA BEACH	BLD DATE	LGL DATE	04/30/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		403,508	
TOTAL MARKET OB/XF VALUE		3,445	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		606,953	
SOH/AGL Deduction		84,394	
ASSESSED VALUE		522,559	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		472,559	
TOTAL JUST VALUE		606,953	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		563,746	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200259	CO ISSUED	0	09/21/2021
20200240	NEW CONSTR	0	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2338/1599	2/11/2020	WD	Q	V	01	127,000
GRANTOR: KOHLMAN DOUGLAS SCOTT						
GRANTEE: HAMM KEVIN J & GLEN						
1297/0439	2/23/2005	WD	Q	I		248,000
GRANTOR: CRYDER DAPHNE LOVELL						
GRANTEE: KOHLMAN DOUGLAS SCO						

BUILDING NOTES														
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BUILDING DIMENSIONS
FCP=[YR=2021] N16 W32 S4 FST=[YR=2021] S8 E5 N8 W5 \$ E5 S8 W5 S4 E32\$ BAS=[YR=2021] W30 S45 E1 FOP=[YR=2021] S8 E16 N2 E12 N6 W28 \$ E29 N45 \$ PTR= E30 FUS=[YR=2021] E30 S26 W30 N26 \$ W30 \$.