BLOCK 280 LOT 15
IN OR 2049/1436
CITY OF FDNA BEACH

YORKOFF BENJAMIN K/YORKOFF FREDERICK EUGENE
416 ELM STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0280-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

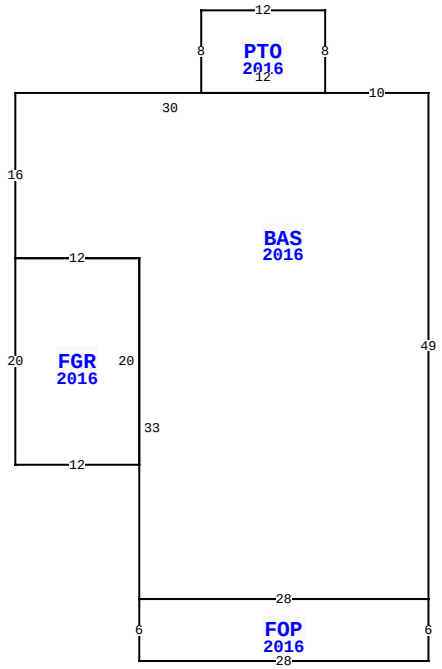
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,564	100	1,564	299,941
FGR	240	55	132	25,315
FOP	168	30	50	9,589
PTO	96	5	5	959
TOTALS	2,068		1,751	335,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,751	158.1680	197.71	346,190	2016	2016	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2017 Heated Area: 1564 HX Base Yr 2017



416 ELM ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		335,804
TOTAL MARKET OB/XF VALUE		3,644
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		539,448
SOH/AGL Deduction		225,564
ASSESSED VALUE		313,884
TOTAL EXEMPTION VALUE	HX HB WR VX VP	85,388
BASE TAXABLE VALUE		228,496
TOTAL JUST VALUE		539,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160294	CO ISSUED	0	05/19/2016
20160294	NEW CONSTR	190,552	02/03/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2049/1436	5/23/2016	WD	Q	I	01	379,900
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: YORKOFF BENJAMIN K						
2049/1435	5/23/2016	WD	U	V	11	100
GRANTOR: SASSER JOHN E						
GRANTEE: CMR ISLAND PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W10 PTO=[YR=2016] N8 W12 S8 E12$ W30 S16 FGR=[YR=2016] S20 E12 N20 W12$ E12 S33 FOP=[YR=2016] S6 E28 N6 W28$ E28 N49$.

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	100	0	0	630.00	SF	5.20	5.20	100	2016	2016	3	96	3,145	
2	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	2016	2016	3	96	499	

LAND DESCRIPTION

TOTAL OB/XF 3,644

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	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS