BLOCK 280 LOT 16
IN OR 2149/714
CITY OF FDNA BEACH

BYRNE THERESA
408 ELM STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0280-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

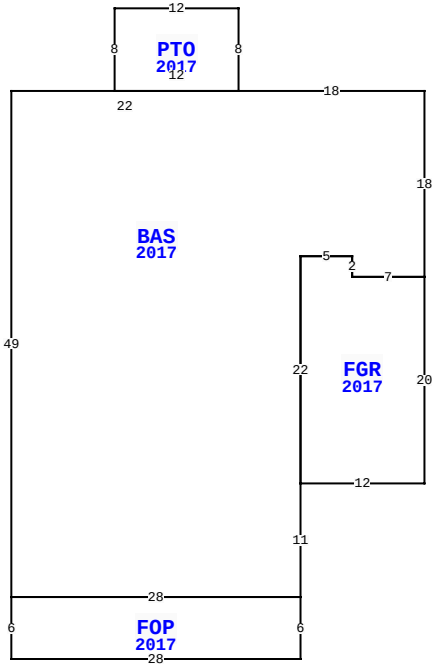
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,578	100	1,578	307,064
FGR	250	55	138	26,853
FOP	168	30	50	9,730
PTO	96	5	5	973
TOTALS	2,092		1,771	344,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,771	159.6640	199.58	353,456	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2018 Heated Area: 1578 HX Base Yr 2018



408 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		344,620
TOTAL MARKET OB/XF VALUE		4,112
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		548,732
SOH/AGL Deduction		254,508
ASSESSED VALUE		294,224
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		244,224
TOTAL JUST VALUE		548,732
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162488	NEW CONSTR	194,449	09/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2149/0714	9/29/2017	WD	Q	I	02	389,900
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: BYRNE THERESA						
2049/1435	5/23/2016	WD	U	V	11	100
GRANTOR: SASSER JOHN E						
GRANTEE: CMR ISLAND PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 PTO=[YR=2017] N8 W12 S8 E12$ W22 S49 FOP=[YR=2017] S6 E28 N6 W28$ E28 N11 FGR=[YR=2017] E12 N20 W7 N2 W5 S22$ N22 E5 S2 E7 N18 $.

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	744.00	SF	5.20	5.20	100	2017	2017	3	97	3,753	
2	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50	6.50	100	2017	2017	3	97	359	

LAND DESCRIPTION

TOTAL OB/XF 4,112

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS