BLOCK 213 LOT 6
SUB PT LOTS 3 & 8 BLOCK 213
CITY OF FDNA BEACH REPLAT

ROBINSON KATHRYN A
827 DIVISION STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-R213-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

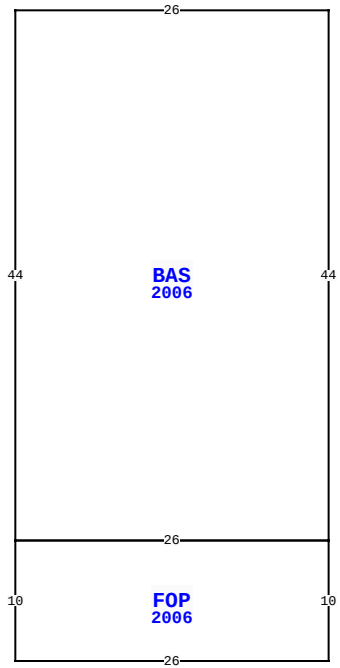
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1,144	99,070
FOP	260	30	78	6,755
TOTALS	1,404		1,222	105,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,222	117.6600	94.13	115,027	2006	2006	0	0	0	8.00	92.00

1 SFR MODULR – 0% - 0 Heated Area: 1144 HX Base Yr



827 DIVISION ST, FERNANDINA BEACH

BLD DATE	04/02/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/12/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	105,825
TOTAL MARKET OB/XF VALUE	5,408
TOTAL LAND VALUE - MARKET	125,906
TOTAL MARKET VALUE	237,139
SOH/AGL Deduction	52,604
ASSESSED VALUE	184,535
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,535
TOTAL JUST VALUE	237,139
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060752	OTHER	3,800	04/13/2006
20060642	ELEC OTHER	1,000	03/30/2006
20060356	NEW CONSTR	75,000	02/15/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/1802	6/03/2024	WD	Q	I	01	334,500
GRANTOR: 827 DIVISION STREET L						
GRANTEE: ROBINSON KATHRYN A						
1995/0988	8/05/2015	SW	U	I	12	99,500
GRANTOR: SYNOVUS BANK						
GRANTEE: 827 DIVISION STREET						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] N10 BAS=[YR=2006] N44 W26 S44 E26$W26 S10 E26$.

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	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	2006	2006	3	27	43	
2	0819	CONC 12"	0	0	9	4	36.00	SF	9.50	9.50	100	2006	2006	3	87	298	
3	0810	CONCRETE A	0	0	40	20	800.00	SF	6.50	6.50	100	2006	2006	3	87	4,524	
4	0810	CONCRETE A	0	0	32	3	96.00	SF	6.50	6.50	100	2006	2006	3	87	543	

LAND DESCRIPTION

TOTAL OB/XF 5,408

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	R-2	57.00	100.00	57.23	FF		1.00	1.00	1.00	2,200.00	2,200.00	125,906							

REVIEW DATE 05/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 125,906 Market: 0 Agricultural: 0 Common: 125,906 PRINTED 08/06/2024 BY SYS