BLOCK 213 LOT 8
IN OR 2248/1150
SUB PT LOTS 3 & 8 BLOCK 213

MASSEY WILLIAM H & PAIGE F
832 DIVISION ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-R213-0080

BUILDING CHARACTERISTICS

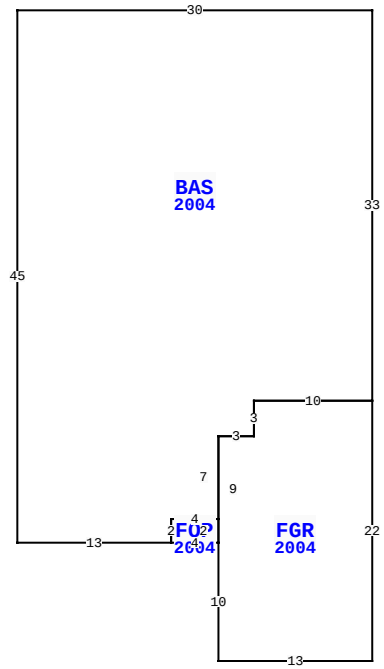
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,195	100	1,195	182,374
FGR	277	55	152	23,198
FOP	8	30	2	305
TOTALS	1,480		1,349	205,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,349	134.5344	168.17	226,861	2004	2004	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2020 Heated Area: 1195 HX Base Yr 2020



832 DIVISION ST, FERNANDINA BEACH

BLD DATE	10/23/2013 KK	LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		205,876
TOTAL MARKET OB/XF VALUE		6,392
TOTAL LAND VALUE - MARKET		126,170
TOTAL MARKET VALUE		338,438
SOH/AGL Deduction		182,942
ASSESSED VALUE		155,496
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,496
TOTAL JUST VALUE		338,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040630	SCREENED PORCH	4,000	03/31/2004
20020659	NEW CONSTR	4,000	04/17/2002
20020505	NEW CONSTR	65,000	03/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2248/1150	1/11/2019	WD	Q	I	02	217,500
GRANTOR: SLEEPER JENNIFER A						
GRANTEE: MASSEY WILLIAM H &						
2040/1764	4/18/2016	WD	Q	I	01	154,000
GRANTOR: RACQUER DONALD J & KA						
GRANTEE: SLEEPER JENNIFER A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W30 S45 E13 FOP=[YR=2004] E4 FGR=[YR=2004] S10 E13 N22 W10 S3 W3 S9$ N2 W4 S2$ N2 E4 N7 E3 N3 E10 N33$.

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	0810	CONCRETE A	0	100	13	4	52.00	SF	6.50	6.50	100	2004	2004	3	84	284	
2	0810	CONCRETE A	0	100	48	15	720.00	SF	6.50	6.50	100	2004	2004	3	84	3,931	
3	0911	SCRN RM A	0	100	8	16	128.00	SF	52.50	52.50	100	2004	2004	3	22	1,478	
4	0810	CONCRETE A	0	100	8	16	128.00	SF	6.50	6.50	100	2004	2004	3	84	699	

LAND DESCRIPTION

TOTAL OB/XF 6,392

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	57.00	100.00	57.35	FF		1.00	1.00	1.00	2,200.00	2,200.00	126,170							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 126,170 Market: 0 Agricultural: 0 Common: 126,170 PRINTED 08/06/2024 BY SYS