PT OF NW1/4
PARCELS 3-2 & 3-25
PT OR 748/846

POWELL DAVID L & JUDITH C
38 S 15TH ST
FERNANDINA BEACH, FL 32034

2024

12-1N-24-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

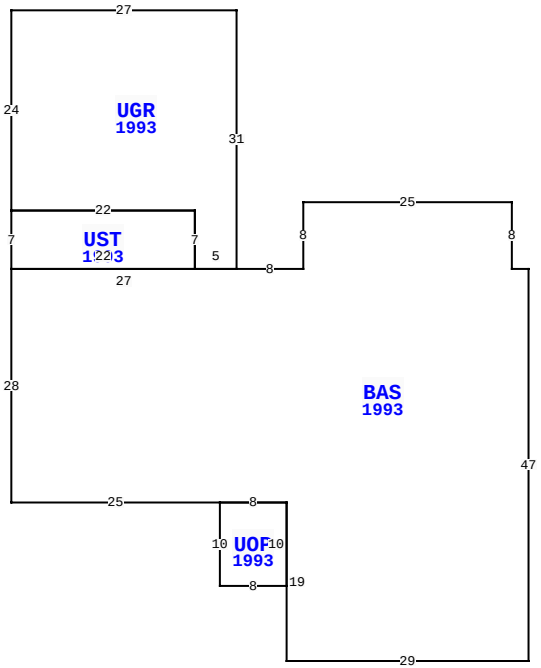
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,487	100	2,487	169,232
UGR	683	45	307	20,890
UOP	80	20	16	1,089
UST	154	45	69	4,695
TOTALS	3,404		2,879	195,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,879	112.8000	107.16	308,514	1942	1970	0	0	0	36.50	63.50

1 SINGLE FAM – 0% - 0 Heated Area: 2487 HX Base Yr



447554 US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	195,906
TOTAL MARKET OB/XF VALUE	5,171
TOTAL LAND VALUE - MARKET	54,360
TOTAL MARKET VALUE	255,437
SOH/AGL Deduction	8,565
ASSESSED VALUE	246,872
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,872
TOTAL JUST VALUE	255,437
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0748/0846	1/10/1996	WD	Q	I		120,000

GRANTOR: PARRISH JAMES H JR
GRANTEE: POWELL DAVID & JUDI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N8 W25 S8 W8 UGR=[YR=1993] N31 W27 S24
UST=[YR=1993] S7 E22 N7 W22$ E22 S7 E5$ W27 S28 E25
UOP=[YR=1993] S10 E8 N10 W8$ E8 S19 E29 N47$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0811	CONCRETE B	0	0	0	0	823.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,391	
3	0811	CONCRETE B	0	0	0	0	726.00	SF	5.20	5.20	100	1989	1989	3	57	2,152	

LAND DESCRIPTION

TOTAL OB/XF 5,171

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	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	3.02	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,360							

REVIEW DATE 07/12/2022 BY TWA Total Acres: 3.02 Total Land Value: 54,360 Market: 0 Agricultural: 0 Common: 54,360 PRINTED 08/06/2024 BY SYS