PT SEC 35-2N-28E
IN OR 2614/1846
(EX PT IN OR 340/733)

WHITE FRANK MITCHELL & KAY H
95043 LOGAN BELLA LANE
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0050

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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

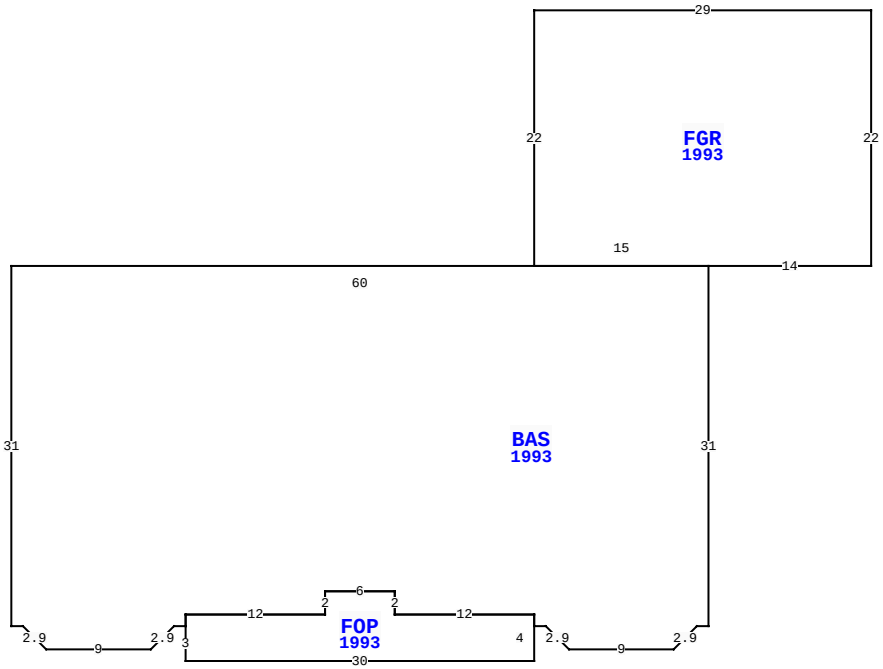
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,862	100	1,862	152,112
FGR	638	55	351	28,674
FOP	132	30	40	3,267
TOTALS	2,632		2,253	184,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,253	125.5380	119.26	268,693	1973	1980	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 1982 Heated Area: 1862 HX Base Yr 1982



95043 LOGAN BELLA LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		184,055
TOTAL MARKET OB/XF VALUE		2,184
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		336,239
SOH/AGL Deduction		197,010
ASSESSED VALUE		139,229
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,229
TOTAL JUST VALUE		336,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/1846	1/24/2023	QC	U	I	11	100
GRANTOR: WHITE FRANK MITCHELL						
GRANTEE: WHITE FRANK MITCHEL						
1427/0719	7/12/2006	QC	U	I	01	100
GRANTOR: WHITE ODETTE J						
GRANTEE: WHITE FRANK MITCHEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S31 E1 D2 R2 E9 U2 R2 E1 FOP=[YR=1993] S3E30 N4 W12 N2 W6 S2 W12 S1 $ N1 E12 N2 E6 S2 E12 S1 E1 D2 R2 E9 U2 R2 E1 N31$ FGR=[YR=1993] E14 N22 W29 S22 E15 $.

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	0	0	320.00	SF	6.50	6.50	100	1980	1980	3	32.5	676	
2	0350	CARPORT WD	0	100	20	24	480.00	SF	13.00	13.00	100	1985	1985	3	20	1,248	
3	0350	CARPORT WD	0	100	10	10	100.00	SF	13.00	13.00	100	1985	1985	3	20	260	

LAND DESCRIPTION

TOTAL OB/XF 2,184

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	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	150,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS