

BLOCK 5 LOT 41
IN OR 2193/58
AMERICAN BEACH SUB 1 PB 2/42

WATSON HELEN L/E/
1837 JULIA STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-010A-0005-0410



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floor	13	LVT/LAMNT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

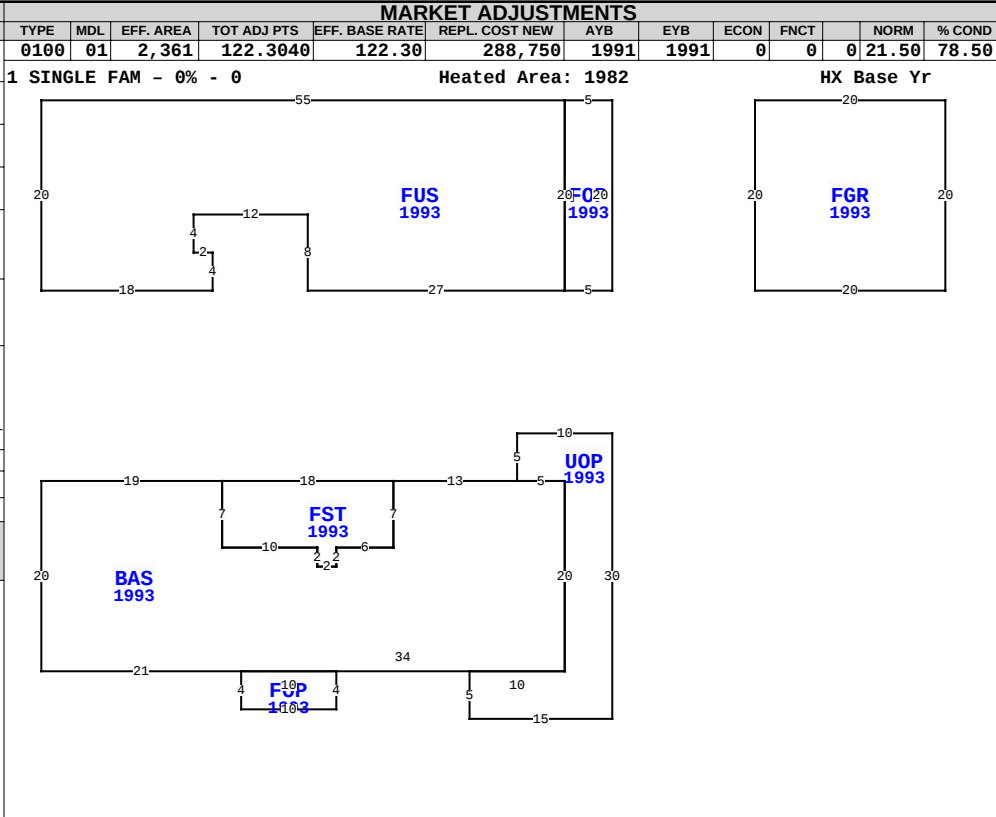
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	970	100	1993	970	93,125
FGR	400	55	1993	220	21,121
FOP	40	30	1993	12	1,152
FOP	100	30	1993	30	2,880
FST	130	55	1993	72	6,913
FUS	1,012	100	1993	1,012	97,158
UOP	225	20	1993	45	4,321

TOTALS	2,877			2,361	226,669
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	0	0	0	611.00	SF	5.20
3	0825	BRICK	0	0	0	0	402.00	SF	12.50
4	0810	CONCRETE A	0	0	0	0	15.00	SF	6.50
5	1127	BRICK 8"	0	0	0	0	468.00	SF	5.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-2	50.00	100.00	50.00



TOTAL OB/XF									
9,844									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					226,669				
TOTAL MARKET OB/XF VALUE					9,844				
TOTAL LAND VALUE - MARKET					450,000				
TOTAL MARKET VALUE					686,513				
SOH/AGL Deduction					178,012				
ASSESSED VALUE					508,501				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					508,501				
TOTAL JUST VALUE					686,513				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					676,758				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3536	N/A	48,062	07/31/1986

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2193/0058	4/16/2018	QC	U	I	11	100			
GRANTOR: WATSON WILLIAM & HELE									
GRANTEE: WATSON WILLIAM & HE									
0346/0058	10/01/1981	WD	Q	V		7,500			
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=1993] W5 FUS=[YR=1993] W55 S20 E18 N4 W2 N4 E12 S8 E27 N20 \$ S20 E5 N20 \$ PTR= S35 UOP=[YR=1993] W10 S5 BAS=[YR=1993] W13 FST=[YR=1993] W18 S7 E10 S2 E2 N2 E6 N7 \$ S7 W6 S2 W2 N2 W10 N7 W19 S20 E21 FOP=[YR=1993] S4 E10 N4 W10 \$ E34 N20 W5 \$ E5 S20 W10 S5 E15 N30 \$ N35 \$ PTR= E15 FGR=[YR=1993] E20 S20 W20 N20 \$ W15 \$.									