BLOCK 13 LOT 11
IN OR 2518/1151
AMERICAN BEACH SUB # 2 PB 3/6

HALL ALBERT J
1710 VERINA CT
TALLAHASSEE, FL 32303

2025

00-00-30-010B-0013-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

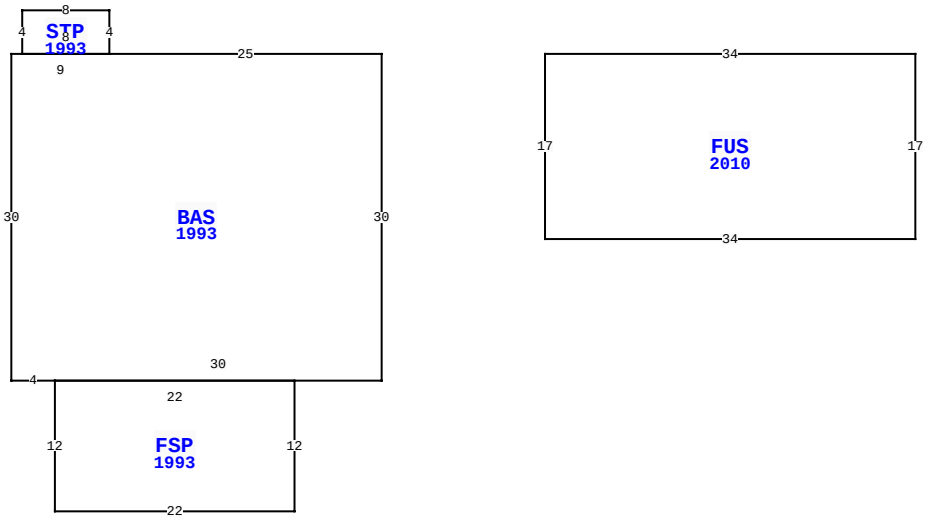
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	1,020	100	1993	1,020	79,568
FSP	264	40	1993	106	8,269
FUS	578	100	2010	578	45,089
STP	32	10	1993	3	234
TOTALS	1,894			1,707	133,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,707	103.5000	103.50	176,674	1953	1970	0	0	0	24.63	75.37

1 SINGLE FAM – 0% - 0 Heated Area: 1598 HX Base Yr



1735 LEWIS ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	133,159
TOTAL MARKET OB/XF VALUE	140
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	508,299
SOH/AGL Deduction	106,202
ASSESSED VALUE	402,097
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	402,097
TOTAL JUST VALUE	508,299
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	502,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B950321	REPAIR/RRF	2,500	04/01/1995
BP 4228	N/A	22,350	01/13/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/1151	11/30/2021	FJ	U	I	11	100
GRANTOR: HALL ATHAR R ESTATE						
GRANTEE: HALL ALBERT J						
0359/0219	5/01/1982	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 STP=[YR=1993] N4 W8 S4 E8$ W9 S30 E4 FSP=[YR=1993] S12 E22 N12 W22$ E30 N30$ PTR=E15 FUS=[YR=2010] E34 S17 W34 N17$ W15$.

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	0	12	7	84.00	SF	6.50	6.50	100	1960	1960	3	20	109	
2	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	1960	1960	3	20	31	

LAND DESCRIPTION

TOTAL OB/XF 140

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	RES	0	0006	RSF-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS