BLOCK 14 LOT 10
AMERICAN BEACH SUB #2 PB3/6

WHALEN ROBERT
448886 US HIGHWAY 301
CALLAHAN, FL 32011

2025

00-00-30-010B-0014-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

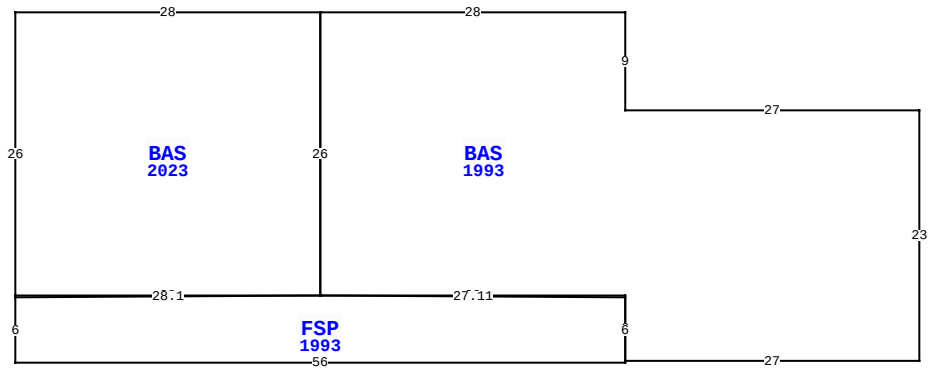
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,349	100	1993	1,349	102,892
BAS	728	100	2023	728	55,527
FSP	341	40	1993	136	10,373
TOTALS	2,418			2,213	168,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,213	86.2400	113.84	251,928	1964	1964	0	0	0	33.00	67.00

1 DUPLEX – 0% - 0 Heated Area: 2077 HX Base Yr



1735 JULIA ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	168,792
TOTAL MARKET OB/XF VALUE	779
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	394,571
SOH/AGL Deduction	164,972
ASSESSED VALUE	229,599
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,599
TOTAL JUST VALUE	394,571
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	387,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015264	REMODEL	70,000	10/12/2022
B950329	REPAIR/RRF	2,700	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2403/0333	10/23/2020	SW	Q	I	01	155,000
GRANTOR: LSF9 MASTER PARTICIPA						
GRANTEE: WHALEN ROBERT						
2305/0972	9/23/2019	CT	U	I	18	139,800
GRANTOR: CLERK OF COURT						
GRANTEE: LSF9 MASTER PARTICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W27 N9 W28 S26 E28 S6 E27 N23 $
BAS=[YR=2023;ORIG=-55,-9] W28 S26 E28 N26 $
FSP=[YR=1993;ORIG=-83,17.2] S6 E56 N6 U0.2L27.11 D0.2L28.1 $
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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	0	0	365.00	SF	6.50	6.50	100	1964	1964	3	20	475	
2	0825	BRICK	0	0	6	4	24.00	SF	12.50	12.50	100	1980	1980	3	72	216	
3	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	1980	1980	3	30	49	
4	0810	CONCRETE A	0	0	5	4	20.00	SF	6.50	6.50	100	1980	1980	3	30	39	

LAND DESCRIPTION

TOTAL OB/XF 779

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	000800	C	MULTI-FAMILY	0	0008	RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	225,000							

REVIEW DATE 07/24/2025 BY HS Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS