LOT 3
IN OR 611/75
FOREST OAKS PB 5/64

BELDEN MARY E
109 EIDER CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0252-0003-0000

BUILDING CHARACTERISTICS

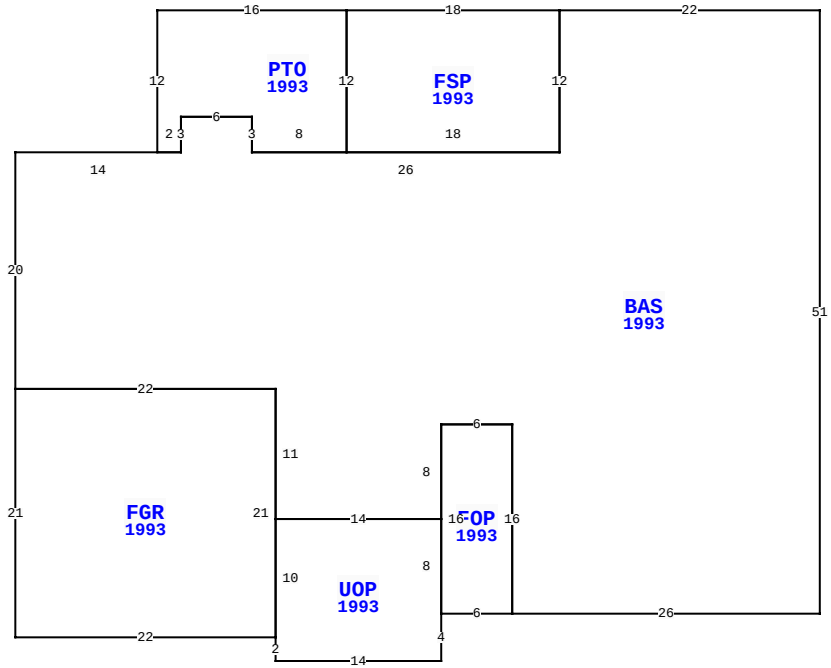
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,308	100	1993	2,308	315,757
FGR	462	55	1993	254	34,750
FOP	96	30	1993	29	3,968
FSP	216	40	1993	86	11,766
PTO	174	5	1993	9	1,231
UOP	168	20	1993	34	4,652
TOTALS	3,424			2,720	372,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,720	104.4480	165.03	448,882	1987	1987	0	0	0	17.10	82.90

1 SFR CUST – 100% - 1991 Heated Area: 2308 HX Base Yr 1991



835 FOUNTAIN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 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		372,123
TOTAL MARKET OB/XF VALUE		4,658
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		591,781
SOH/AGL Deduction		406,560
ASSESSED VALUE		185,221
TOTAL EXEMPTION VALUE	WX HX HB	55,722
BASE TAXABLE VALUE		129,499
TOTAL JUST VALUE		591,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225906	REPL DW/PATIO	1,700	04/01/2012
B4282	N/A	81,000	08/05/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0611/0075	10/30/1990	WD	Q	I		136,500

GRANTOR: DAVID NORMAN & CATHY

GRANTEE: BELDEN JOE & MARY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FSP=[YR=1993] W18 PTO=[YR=1993] W16 S12 E2 N3 E6 S3 E8 N12 $ S12 E18 N12 $ S12 W26 N3 W6 S3 W14 S20 FGR=[YR=1993] S21 E22 UOP=[YR=1993] S2 E14 N4 FOP=[YR=1993] E6 N16 W6 S16 $ N8 W14 S10 $ N21 W22 $ E22 S11 E14 N8 E6S16 E26 N51 $.

EXTRA FEATURES

L N	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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
2	0812	CONCRETE C	0	100	0	0	1,292.00	SF	4.00	4.00	100	1987	1987	3	49.5	2,558	

LAND DESCRIPTION

TOTAL OB/XF 4,658

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 07/30/2025 BY SYS