PT OF LOT 10
IN OR 1535/611
SURHER TRACT SUB DB 39/289

WAY ELIPHUS JEROME
1633 JULIA ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-0820-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

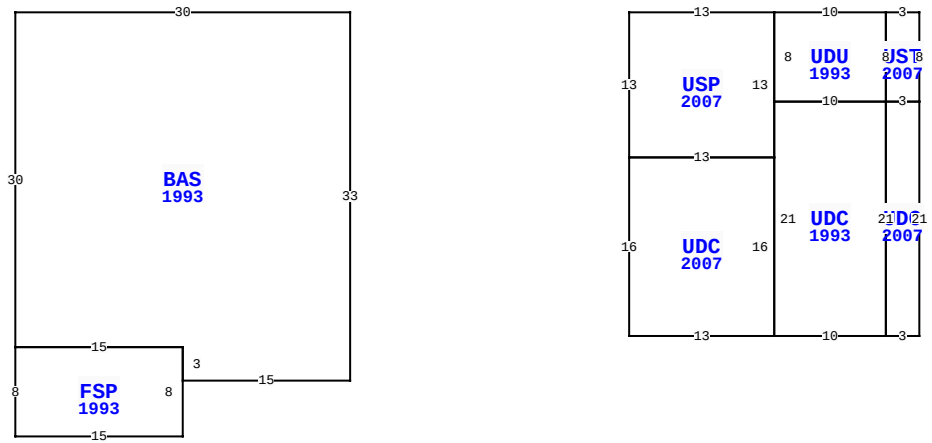
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	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 03
NEIGHBORHOOD/LOC	3038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	945	100	1993	945	88,031
FSP	120	40	1993	48	4,472
UDC	210	25	1993	52	4,844
UDC	63	25	2007	16	1,490
UDC	208	25	2007	52	4,844
UDU	80	55	1993	44	4,099
USP	169	30	2007	51	4,750
UST	24	45	2007	11	1,024
TOTALS	1,819			1,219	113,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,219	113.9500	113.95	138,905	1963	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 1983 Heated Area: 945 HX Base Yr 1983



1633 JULIA ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		113,555
TOTAL MARKET OB/XF VALUE		3,890
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		567,445
SOH/AGL Deduction		493,497
ASSESSED VALUE		73,948
TOTAL EXEMPTION VALUE	HX HB	48,948
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		567,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		562,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/0611	11/13/2007	QC	U	I	07	100
GRANTOR: WAY CLAUDIA & ELIPHUS						
GRANTEE: WAY ELIPHUS JEROME						
1149/1161	6/30/2003	QC	Q	I	06	100
GRANTOR: WAY ELIPHUS JEROME &						
GRANTEE: WAY CLAUDIA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S30 FSP=[YR=1993] S8 E15 N8W15$ E15 S3 E15 N33$ PTR=E25 USP=[YR=2007] E13 UDU=[YR=1993] E10 UST=[YR=2007] E3 S8 UDC=[YR=2007] S21 W3 UDC=[YR=1993] W10 UDC=[YR=2007] W13 N16 E13 S16$ N21 E10 S21$ N21 E3$ W3 N8$ S8 W10 N8$ S13 W13 N13$ W25$.

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	0812	CONCRETE C	0	100	0	0	1,870.00	SF	4.00	4.00	100	1988	1988	3	52	3,890	

LAND DESCRIPTION

TOTAL OB/XF 3,890

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	100		RSF-	2100.00	100.00	100.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	450,000							

REVIEW DATE 07/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS