BLOCK D LOTS 7 & 8
ALTA VISTA 1 PB 2/9

SAPP JOANN KIRKLAND REVOC LVG TRUST/SAPP JOANN KIR
108 S 20TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-100A-000D-0070

BUILDING CHARACTERISTICS

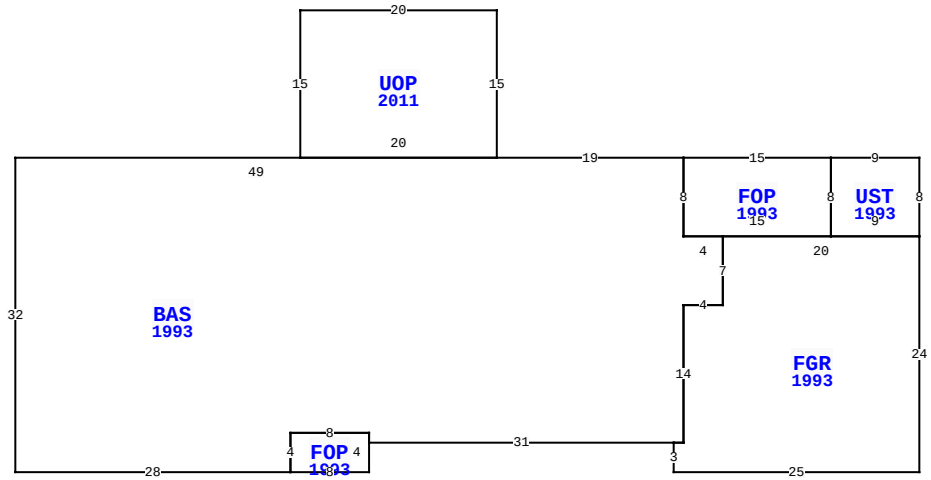
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,076	100	1993	2,076	166,691
FGR	551	55	1993	303	24,329
FOP	32	30	1993	10	803
FOP	120	30	1993	36	2,891
UOP	300	20	2011	60	4,818
UST	72	45	1993	32	2,570
TOTALS	3,151			2,517	202,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,517	118.0800	118.08	297,207	1971	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 1998 Heated Area: 2076 HX Base Yr 1998



108 S 20TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		202,101
TOTAL MARKET OB/XF VALUE		1,763
TOTAL LAND VALUE - MARKET		322,000
TOTAL MARKET VALUE		525,864
SOH/AGL Deduction		387,573
ASSESSED VALUE		138,291
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		82,569
TOTAL JUST VALUE		525,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		678,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210711	REPAIR/RRF	0	09/01/2021
8287	REPAIR/RRF	3,800	04/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0755/1929	4/03/1996	WD	Q	I	01	100
GRANTOR: SAPP JOANN & GEORGE						
GRANTEE: SAPP JOANN TRUSTEE						
0074/0585	1/01/1967	TA	Q	V		2,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W9 FOP=[YR=1993] W15 BAS=[YR=1993] W19
UOP=[YR=2011] N15 W20S15 E20$ W49 S32E28 FOP=[YR=1993] E8N4W8
S4$N4E8S1 E31 FGR=[YR=1993] S3 E25 N24 W20 S7W4 S14W1$
E1N14E4N7 W4N8$S8E15N8$ S8E9N8$.

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	100	35	21	735.00	SF	6.50	6.50	100	1971	1971	3	21	1,003	
2	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	1985	1985	3	20	384	
3	0820	WOOD WALK	0	100	10	8	80.00	SF	11.75	11.75	100	1985	1985	3	40	376	

LAND DESCRIPTION

TOTAL OB/XF 1,763

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	0006	R-1	100.00	148.00	100.00	FF	1	1.15	1.00	1.15	2,800.00	3,220.00	322,000							

REVIEW DATE 11/30/2021 BY RKA Total Acres: 0.34 Total Land Value: 322,000 Market: 0 Agricultural: 0 Common: 322,000 PRINTED 07/30/2025 BY SYS