BLOCK 20 LOT 1 &
PT OF TRACT P
IN OR 2597/1555

STIFF JAMES B
1980 BURNHAM LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0020-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

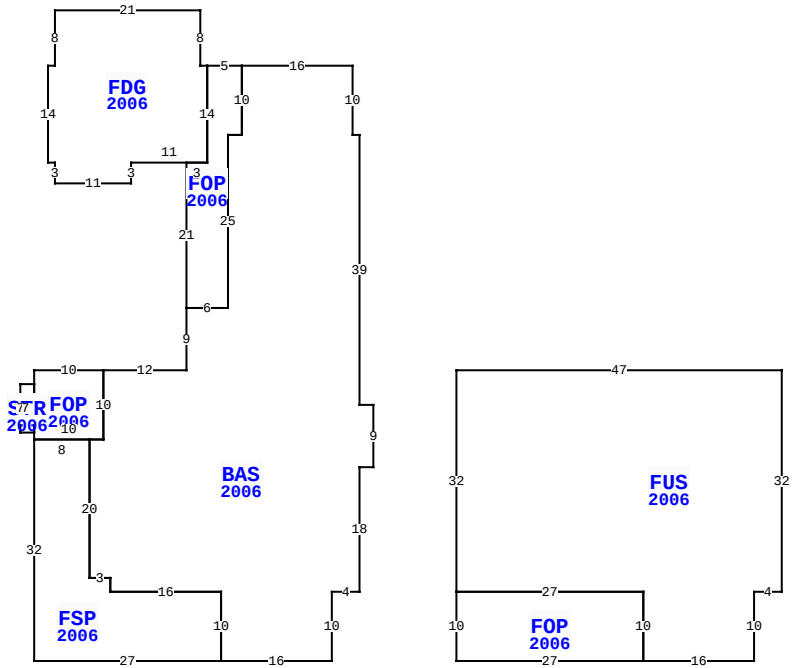
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,260	100	2006	2,260	413,229
FDG	523	60	2006	314	57,414
FOP	100	30	2006	30	5,485
FOP	188	30	2006	56	10,239
FOP	270	30	2006	81	14,810
FSP	452	40	2006	181	33,095
FUS	1,664	100	2006	1,664	304,253
STR	14	10	2006	1	183
TOTALS	5,471			4,587	838,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,587	126.4768	199.83	916,620	2006	2006	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2024 Heated Area: 3924 HX Base Yr 2024



1980 BURNHAM LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		838,707
TOTAL MARKET OB/XF VALUE		28,251
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		1,116,958
SOH/AGL Deduction		0
ASSESSED VALUE		1,116,958
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,066,236
TOTAL JUST VALUE		1,116,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,117,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053185	H/AC	11,000	12/15/2005
20052722	GAS	2,000	09/26/2005
20052613	NEW CONSTR	1,000	09/02/2005
20052543	NEW CONSTR	6,000	08/26/2005
20052456	NEW CONSTR	541,000	08/16/2005
20052060	DEMOLITION	1,000	06/24/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/1555	10/20/2022	WD	Q	I	01	1,400,000
GRANTOR: LOCKIE THOMAS R & DEA						
GRANTEE: STIFF JAMES B						
2406/1624	10/20/2020	WD	Q	I	02	780,000
GRANTOR: GRABENSTEIN CHERYL						
GRANTEE: LOCKIE THOMAS R & D						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	24	240	
3	0825	BRICK	0	100	21	4	84.00	SF	12.50	12.50	100	2006	2006	3	96	1,008	
4	0810	CONCRETE A	0	100	0	0	375.00	SF	6.50	6.50	100	2006	2006	3	86	2,096	
5	0866	POOL FIBER	0	100	0	0	144.00	SF	72.00	72.00	100	2022	2022	3	93	9,642	
6	0857	SANDSTONE/	0	100	0	0	450.00	SF	16.00	16.00	100	2022	2022	3	100	7,200	
7	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	99	4,950	

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FOP=[YR=2006] W5 FDG=[YR=2006] W1 N8W21 S8W1S14E1S3 E11 N3 E11 N14$S14 W3 S21 E6 N25 E2 N10$S10W2S25W6S9W12 FOP=[YR=2006] W10 S2 STR=[YR=2006] W2S7E2 N7$ S8 FSP=[YR=2006] S32E27 N10W16N2 W3N20W8$E10N10$S10W2 S20E3S2 E16S10E16N10E4N18E2N9W2N39W1 N10$ PTR= E15S44 FUS=[YR=2006] E47 S32 W4 S10W16 FOP=[YR=2006] W27N10 E27S10$N10 W27N32$ N44W15$.

LAND DESCRIPTION

TOTAL OB/XF 28,251

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	0003	R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS