

DURRANCE KENNETH F & MARSHA
107 N 20TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1060-000G-0021

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 50

Exterior Wall19COMMON BRK 50

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms1.5100

Frame Stories Units02WOOD FRAME 100
1.100
0100

BUD8 Adjustme Occupancy02DIST FB 100
00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1007.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,59210019931,592198,152

FCP40025200710012,447

FOP96302007293,609

TOTALS2,0881,721214,208

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,721116.6000153.91264,879196219950019.1380.87

1 SNGL FAM - 100% - 1978Heated Area: 1592HX Base Yr 1978

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/09/2025MLU

EXTRA FEATURES107 N 20TH ST, FERNANDINA BEACH

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10940SHEDS/PORT01001012120.00SF30.0030.0010020002000320720

20940SHEDS/PORT01001218216.00SF30.0030.00100200020003201,296

30350CARPORT WD010051890.00SF13.0013.0010020002000320234

40810CONCRETE A01004818864.00SF6.506.50100200120013794,437

50810CONCRETE A010000100.00SF6.506.5010020012001379514

LAND DESCRIPTION

LNUSE CODECLS LAND USE DESCRIPTIONCAPRDLCCZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006R-175.00137.001.00LT1.001.000.85300,000.00255,000.00255,000

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE214,208

TOTAL MARKET OB/XF VALUE7,201

TOTAL LAND VALUE - MARKET255,000

TOTAL MARKET VALUE476,409

SOH/AGL Deduction369,582

ASSESSED VALUE106,827

TOTAL EXEMPTION VALUEHX HB SX100,722

BASE TAXABLE VALUE6,105

TOTAL JUST VALUE476,409

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE445,444

SALES DATA

OFF RECORD NumberDATETYPEINSTQU I V I RSN CD SALE PRICE

0244/05498/01/1977WD U I39,500

GRANTOR:

GRANTEE:

0134/03481/01/1972TA Q I19,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 FOP=[YR=2007] N4 W24 S4 E24\$ W24 N2 W21 S15
FCP=[YR=2007] S20 E20 N20 W20\$ E20 S18 E15 N6 E33 N25\$.

REVIEW DATE08/28/2019BYDJATotal Acres: 0.00Total Land Value: 255,000Market: 0Agricultural: 0Common: 255,000PRINTED 07/30/2025 BY SYS