LOT 3
6 ON ELM OR 2345/834

PERMENTER JESSICA
1251 ELM ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1185-0003-0000

BUILDING CHARACTERISTICS

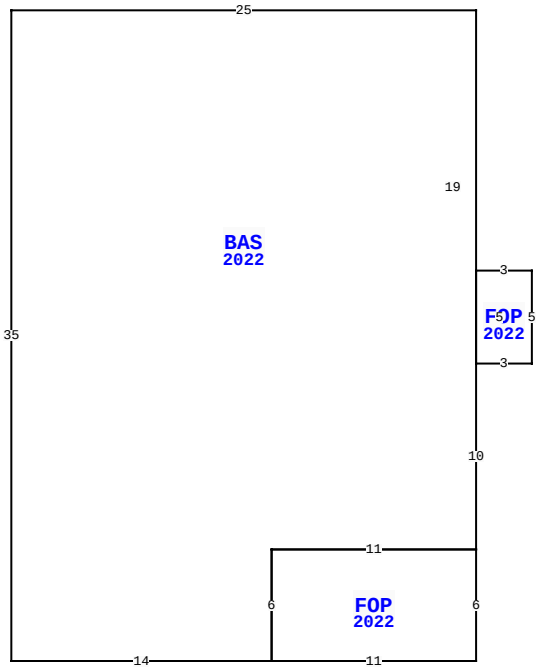
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	809	100	2022	809	143,998
FOP	15	30	2022	4	712
FOP	66	30	2022	20	3,560
TOTALS	890			833	148,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	833	135.5200	178.89	149,015	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2025 Heated Area: 809 HX Base Yr 2025



1251 ELM ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

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	0	0	51.00	SF	6.50	6.50	100	2022	2022	3	99	328	
2	0810	CONCRETE A	0	100	0	0	420.00	SF	6.50	6.50	100	2022	2022	3	99	2,703	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		148,270
TOTAL MARKET OB/XF VALUE		3,031
TOTAL LAND VALUE - MARKET		116,740
TOTAL MARKET VALUE		268,041
SOH/AGL Deduction		0
ASSESSED VALUE		268,041
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		217,319
TOTAL JUST VALUE		268,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211424	NEW CONSTR	0	08/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2675/779	10/23/2023	WD	U	I	17	208,000
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: PERMENTER JESSICA						
2373/1265	6/26/2020	QC	U	V	11	100
GRANTOR: COTNER JOHN M						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 S35 E14 FOP=[YR=2022] E11 N6 W11 S6$ N6 E11 N10 FOP=[YR=2022] E3 N5 W3 S5$ N19$.

LAND DESCRIPTION

TOTAL OB/XF 3,031

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		R-2	0.00	0.00	58.37	FF		1.00	1.00	1.00	2,000.00	2,000.00	116,740							

REVIEW DATE 08/03/2022 BY DJ Total Acres: 0.00 Total Land Value: 116,740 Market: 0 Agricultural: 0 Common: 116,740 PRINTED 07/30/2025 BY SYS