LOT 80
IN OR 398/501 & OR 1722/620
GA FDNA BEACH SUB PB 2/35

WIGGINS KITTY TABB &/BONDS JOSEPHINE TABB
3885 CONCORD ST
JACKSONVILLE, FL 32205

**2025**

**00-00-31-134A-0080-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

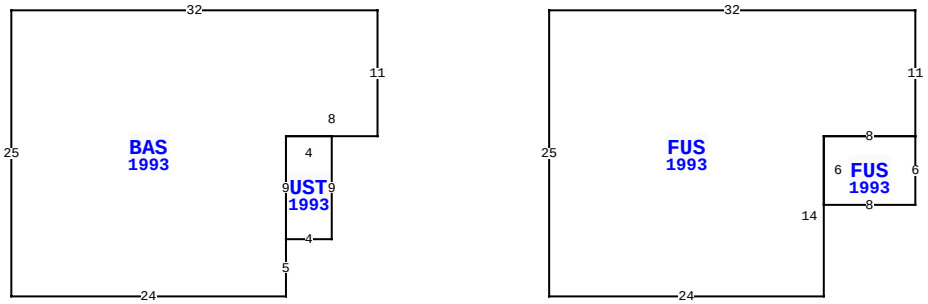
| | | | |
|---|---|---|---|
| DOR CODE | 0800 | MULTI-FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1050.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 688 | 100 | 1993 | 688 | 96,994 |
| FUS | 48 | 100 | 1993 | 48 | 6,767 |
| FUS | 688 | 100 | 1993 | 688 | 96,994 |
| UST | 36 | 45 | 1993 | 16 | 2,256 |
| TOTALS | 1,460 | | | 1,440 | 203,011 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 01 | 1,440 | 132.6780 | 175.13 | 252,187 | 1940 | 1985 | 0 | 0 | 0 | 19.50 | 80.50 |

1 DUPLEX – 0% - 0 Heated Area: 1424 HX Base Yr




737 OCEAN AVE U&D, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/24/2025 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 | 1241 | WD DECK G | 0 | 0 | 0 | 0 | 268.00 | UT | 17.25 | 17.25 | 100 | 1988 | 1988 | 3 | 20 | 925 | |
| 2 | 0819 | CONC 12" | 0 | 0 | 0 | 0 | 268.00 | SF | 19.00 | 19.00 | 100 | 1988 | 1988 | 3 | 52 | 2,648 | |
| 3 | 0819 | CONC 12" | 0 | 0 | 6 | 4 | 24.00 | SF | 19.00 | 19.00 | 100 | 1988 | 1988 | 3 | 52 | 237 | |
| 4 | 1243 | WD DECK F | 0 | 0 | 6 | 8 | 48.00 | SF | 8.00 | 8.00 | 100 | 1988 | 1988 | 3 | 20 | 77 | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 203,011 |
| TOTAL MARKET OB/XF VALUE | 3,887 |
| TOTAL LAND VALUE - MARKET | 1,211,250 |
| TOTAL MARKET VALUE | 1,418,148 |
| SOH/AGL Deduction | 491,267 |
| ASSESSED VALUE | 926,881 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 926,881 |
| TOTAL JUST VALUE | 1,418,148 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,217,473 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20052427 | REPAIR/RRF | 1,200 | 08/11/2005 |
| 4573 | REMODEL | 46,000 | 11/16/1987 |
| 1234 | DEMOLITION | 0 | 05/14/1984 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2588/1897 | 7/27/2016 | PR | U | I | 19 | 100 |
| GRANTOR: WIGGINS KITTY CO P/R | | | | | | |
| GRANTEE: WIGGINS KITTY TABB | | | | | | |
| 1722/0620 | 12/23/2010 | QC | U | I | 11 | 100 |
| GRANTOR: PYATT SHIRLEY G & ANN | | | | | | |
| GRANTEE: NANA'S BEACH HOUSE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W32 S25 E24 N5 UST=[YR=1993] E4 N9 W4 S9$ N9 E8 N11 $ PTR=E15 FUS=[YR=1993] E32 S11 FUS=[YR=1993] S6 W8 N6 E8$ W8 S14 W24 N25$ W15$ .

## LAND DESCRIPTION

TOTAL OB/XF 3,887

| 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 | 000800 | C | MULTI-FAMILY | 0 | 0002 | R-2 | 75.00 | 100.00 | 75.00 | FF | | 1.00 | 1.00 | 0.85 | 19,000.00 | 16,150.00 | 1,211,250 | | | | | | | |

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,211,250 Market: 0 Agricultural: 0 Common: 1,211,250 PRINTED 07/30/2025 BY SYS