BLK 5 LOT 6
OLD TOWN S/D UNR

ALRED CYNTHIA C &/BENNETT BRIAN D
807 WHITE ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1580-0005-0060

BUILDING CHARACTERISTICS

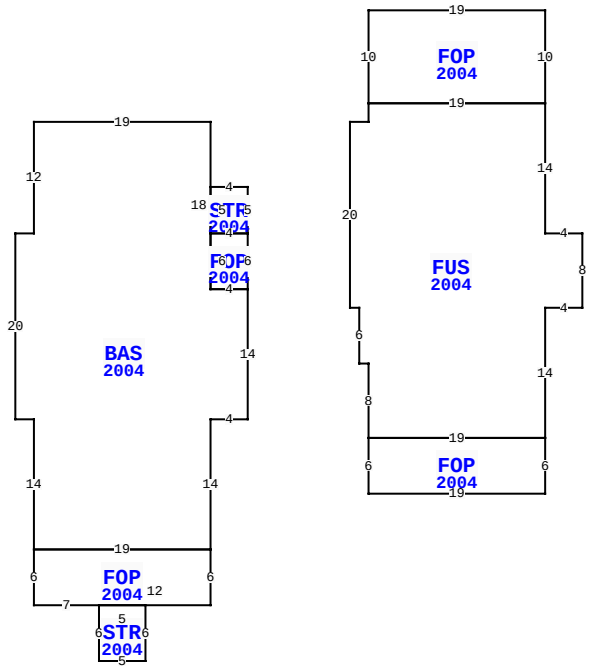
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	970	100	2004	970	164,834
FOP	24	30	2004	7	1,189
FOP	114	30	2004	34	5,778
FOP	114	30	2004	34	5,778
FOP	190	30	2004	57	9,687
FUS	762	100	2004	762	129,488
STR	20	10	2004	2	340
STR	30	10	2004	3	510
TOTALS	2,224			1,869	317,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,869	119.1680	188.29	351,914	2004	2004	0	0	0	9.75	90.25

1 SFR CUST – 0% - 0 Heated Area: 1732 HX Base Yr



807 WHITE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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	317,602
TOTAL MARKET OB/XF VALUE	356
TOTAL LAND VALUE - MARKET	262,824
TOTAL MARKET VALUE	580,782
SOH/AGL Deduction	256,497
ASSESSED VALUE	324,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,285
TOTAL JUST VALUE	580,782
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	541,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120896	4'WOOD FEMCE	0	05/17/2012
20040188	NEW CONSTR	130,000	01/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2377/0504	7/17/2020	QC	U	I	11	100
GRANTOR: ALRED CYNTHIA C & BRI						
GRANTEE: ALRED CYNTHIA C & B						
1787/1798	4/09/2012	WD	Q	I	01	285,000
GRANTOR: BURKE THOMAS A & NANC						
GRANTEE: ALRED CYNTHIA C & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W19 S12 W2 S20 E2 S14 FOP=[YR=2004] S6 E7 STR=[YR=2004] S6E5N6W5 $ E12 N6 W19$ E19 N14E4 N14 FOP=[YR=2004] N6 STR=[YR=2004] N5W4S5E4$ W4 S6 E4$ W4N18$ PTR=E15 FUS=[YR=2004] E2 N2 FOP=[YR=2004] N10 E19 S10 W19$ E19 S14 E4 S8 W4 S14 FOP=[YR=2004] S6 W19 N6 E19$ W19 N8 W1 N6 W1 N20$ W15$.

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	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	21	210	
2	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	100	2004	2004	3	83	146	

LAND DESCRIPTION

TOTAL OB/XF 356

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	0	0010	OT-1	47.00	93.00	46.60	FF		1.00	1.00	1.20	4,700.00	5,640.00	262,824							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 262,824 Market: 0 Agricultural: 0 Common: 262,824 PRINTED 07/30/2025 BY SYS