BLK 5 LOTS 9 & 11
PT OR 2165/1818
OLD TOWN S/D UNR

OLD TOWN PROPERTIES LLC
112 NORTH 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1580-0005-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

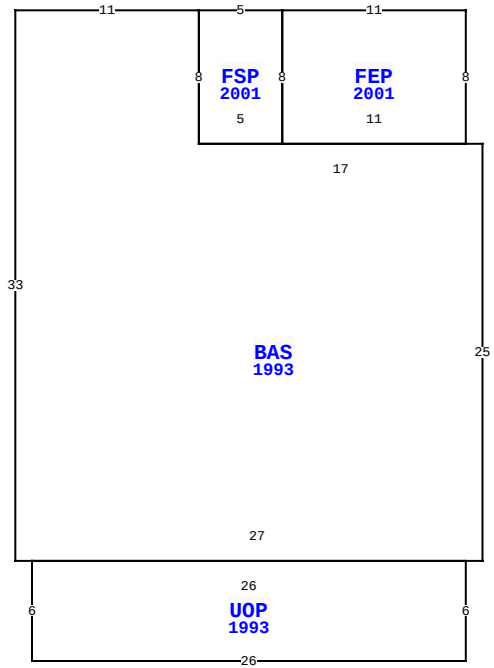
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	788	100	1993	788	82,896
FEP	88	80	2001	70	7,364
FSP	40	40	2001	16	1,683
UOP	156	20	1993	31	3,261
TOTALS	1,072			905	95,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	905	130.6800	130.68	118,265	1910	1985	0	0	0	19.50	80.50

1 SINGLE FAM – 0% - 0 Heated Area: 788 HX Base Yr



808 SAN FERNANDO 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	95,203
TOTAL MARKET OB/XF VALUE	447
TOTAL LAND VALUE - MARKET	438,040
TOTAL MARKET VALUE	533,690
SOH/AGL Deduction	298,517
ASSESSED VALUE	235,173
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,173
TOTAL JUST VALUE	533,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0597	RELOCATE BLDG ON	48,100	11/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2165/1818	12/21/2017	SW	U	I	11	100
GRANTOR: KAVANAUGH ANNE B						
GRANTEE: OLD TOWN PROPERTIES						
0692/0976	11/08/1993	SW	Q	I	06	100
GRANTOR: GALLAGHER CHARLES THO						
GRANTEE: KAVANAUGH ANNE B						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2001] W11 FSP=[YR=2001] W5 BAS=[YR=1993] W11 S33 E1 UOP=[YR=1993] S6 E26 N6 W26$ E27 N25 W17 N8$ S8 E5 N8$ S8 E11 N8$.

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	0825	BRICK	0	0	0	0	20.00	SF	12.50	12.50	100	1970	1970	3	54	135	
2	0812	CONCRETE C	0	0	20	13	260.00	SF	4.00	4.00	100	1980	1980	3	30	312	

LAND DESCRIPTION

TOTAL OB/XF 447

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	46.00	93.00	46.60	FF		1.00	1.00	1.20	4,700.00	5,640.00	262,824							
2	000100	C	RES	0	0010	OT-1	46.00	46.00	46.60	FF		1.00	1.00	0.80	4,700.00	3,760.00	175,216							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 438,040 Market: 0 Agricultural: 0 Common: 438,040 PRINTED 07/30/2025 BY SYS