BLK 5 LOTS 10 12 13 14
OR 185/411
OLD TOWN

GASS WILLIAM JR & PATRICIA K L/E/
801 WHITE ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1580-0005-0100

BUILDING CHARACTERISTICS

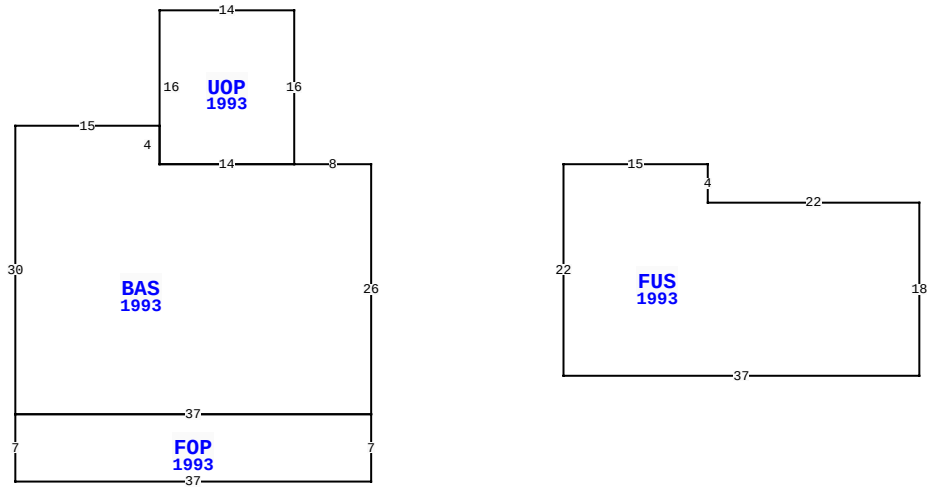
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,022	100	1993	1,022	68,845
FOP	259	30	1993	78	5,254
FUS	726	100	1993	726	48,905
UOP	224	20	1993	45	3,032
TOTALS	2,231			1,871	126,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,871	95.5500	95.55	178,774	1910	1980	0	0	0	29.50	70.50

1 SINGLE FAM – 100% - 0 Heated Area: 1748 HX Base Yr 1994



801 WHITE ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		126,036
TOTAL MARKET OB/XF VALUE		7,649
TOTAL LAND VALUE - MARKET		546,674
TOTAL MARKET VALUE		680,359
SOH/AGL Deduction		592,698
ASSESSED VALUE		87,661
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,939
TOTAL JUST VALUE		680,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		622,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121260	REPLACE GARAGE SI	250	06/22/2012
20071389	RE-ROOF	7,700	07/26/2007
984457	ENCLOSE CHIMNEY	0	10/27/1998
3433	ADDITION	8,000	09/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2484/0608	7/29/2021	LE	U	I	11	100
GRANTOR: GASS WILLIAM R JR & P						
GRANTEE: ALLGOOD KELLEY E &						
0152/0620	1/01/1973	WD	U	I		10,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 UOP=[YR=1993] N16 W14 S16 E14$ W14 N4 W15
S30 FOP=[YR=1993] S7 E37 N7 W37$ E37 N26$ PTR=E20
FUS=[YR=1993] E15 S4 E22 S18 W37 N22 $ W20$.

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	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	1990	1990	3	20	3,360	
2	0810	CONCRETE A	0	100	24	16	384.00	SF	6.50	6.50	100	1960	1960	3	20	499	
3	1242	WD DECK A	0	100	4	7	28.00	SF	10.00	10.00	100	1986	1986	3	20	56	
4	1242	WD DECK A	0	100	4	10	40.00	SF	10.00	10.00	100	1986	1986	3	20	80	
5	1242	WD DECK A	0	100	4	3	12.00	SF	10.00	10.00	100	1986	1986	3	20	24	
6	0810	CONCRETE A	0	100	0	0	128.00	SF	6.50	6.50	100	1960	1960	3	20	166	
7	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	100	1993	1993	3	64	250	
8	0810	CONCRETE A	0	100	0	0	312.00	SF	3.25	3.25	100	2001	2001	3	79	801	
9	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
10	0810	CONCRETE A	0	100	3	7	21.00	SF	6.50	6.50	100	2001	2001	3	79	108	

TOTAL OB/XF 7,374

LAND DESCRIPTION

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	0010	OT-1	93.00	117.00	93.20	FF		1.00	1.00	1.25	4,700.00	5,865.60	546,674							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 546,674 Market: 0 Agricultural: 0 Common: 546,674 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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NEIGHBORHOOD/LOC	1003.00		

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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0350	CARPORT WD	0	100	20	8	160.00	SF	8.58	8.58	100	2001	2001	3	20	275	

LAND DESCRIPTION

TOTAL OB/XF 275

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

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 546,674 Market: 0 Agricultural: 0 Common: 546,674 PRINTED 07/30/2025 BY SYS