



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 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	773	100	1993	773	152,646
BAS	160	100	2004	160	31,595
FOP	174	30	1993	52	10,268
UOP	60	20	2004	12	2,370
TOTALS	1,167			997	196,881

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	47
2	0810	CONCRETE A	0	0	4	6	24.00	SF	6.50	6.50	129
3	1242	WD DECK A	0	0	4	3	12.00	SF	10.00	10.00	25

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0	0010	OT-1	47.00	47.00	46.60	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	% COND
0100	01	997	129.4920	129.49	129,102	1940	1940	0	152.5	28.00	152.50
1 SINGLE FAM - 0% - 0											
Heated Area: 933											
HX Base Yr											
906 SOMERUELUS ST, FERNANDINA BEACH											
BLD DATE: 05/07/2025 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		196,881	
TOTAL MARKET OB/XF VALUE		201	
TOTAL LAND VALUE - MARKET		164,265	
TOTAL MARKET VALUE		361,347	
SOH/AGL Deduction		116,215	
ASSESSED VALUE		245,132	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		245,132	
TOTAL JUST VALUE		361,347	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		335,785	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034104	REMODEL	3,000	11/06/2003
20034027	REMODEL	1,000	10/20/2003
20033899	H/AC	3,000	09/26/2003
20033473	REMODEL	26,000	07/14/2003
20033474	REPAIR/RRF	6,000	07/14/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2754/1900	10/25/2024	QC	U	I	11	100	
GRANTOR: THOMPSON MARY E							
GRANTEE: MITCHELL G DIANE							
0221/0530	1/01/1976	WD	Q	I		4,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2004] W10 S6 BAS=[YR=1993] W6 BAS=[YR=2004] N8 W20 S8 E20\$ W20 S24 FOP=[YR=1993] S6 E29 N6 W29\$ E29 N13 E7 N11 W10\$ E10 N6\$.											