BLK 13 LOTS 7 & 9
OLD TOWN S/D UNR

REED EMILY NICOLE & BRADY NATHANIEL
1008 LADIES STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1580-0013-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

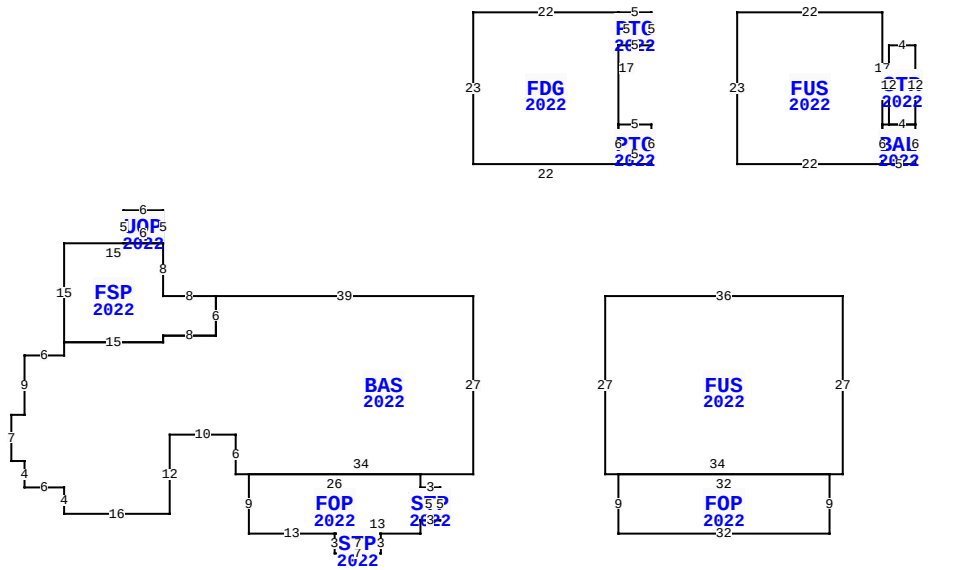
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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
BAL	30	15	2022	4	722
BAS	1,691	100	2022	1,691	305,108
FDG	506	60	2022	304	54,851
FOP	234	30	2022	70	12,630
FOP	288	30	2022	86	15,517
FSP	273	40	2022	109	19,667
FUS	506	100	2022	506	91,298
FUS	972	100	2022	972	175,378
PTO	25	5	2022	1	181
PTO	30	5	2022	2	361
TOTALS	4,669			3,760	678,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,760	114.8850	181.52	682,515	2022	2022	0	0	0	0.60	99.40

1 SFR CUST – 100% - 2023 Heated Area: 3169 HX Base Yr 2023



** This building has 14 Sub-Areas

1008 LADIES ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		678,420
TOTAL MARKET OB/XF VALUE		17,684
TOTAL LAND VALUE - MARKET		328,530
TOTAL MARKET VALUE		1,024,634
SOH/AGL Deduction		417,607
ASSESSED VALUE		607,027
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		556,305
TOTAL JUST VALUE		1,024,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		863,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211247	NEW CONSTR	0	05/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2550/0215	3/25/2022	WD	U	I	30	750,000
GRANTOR: VANPUYMBROUCK ROBERT						
GRANTEE: REED NICOLE EMILY &						
2430/0186	2/01/2021	WD	Q	V	05	195,000
GRANTOR: OLD TOWN PROPERTIES L						
GRANTEE: VANPUYMBROUCK ROBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W39 FSP=[YR=2022] W8 N8 UOP=[YR=2022] N5 W6 S5 E6$ W15 S15 E15 N1 E8 N6$ S6 W8 S1 W15 S2 W6 S9 W2 S7 E2 S4 E6 S4 E16 N12 E10 S6 E2 FOP=[YR=2022] S9 E13 STP=[YR=2022] S3 E7 N3 W7$ E13 N2 STP=[YR=2022] E3 N5 W3 S5$ N7 W26$ E34 N27$ PTR=E20 FUS=[YR=2022] E36 S27 W2 FOP=[YR=2022] S9 W32 N9 E32$ W34 N27$ W20$ PTR=N20 FDG=[YR=2022] N23 E22 PTO=[YR=2022] E5 S5 W5 N5$ S17 PTO=[YR=2022] E5 S6 W5 N6$ S6 W22$ PTR=E40 FUS=[YR=2022] N23 E22 S17 BAL=[YR=2022] E1 STR=[YR=2022] N12 E4 S12 W4$ E4 S6 W5 N6$ S6 W22$ W40$ S20$.

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	0855	CONC PAVER	0	100	0	0	960.00	SF	10.00	10.00	100	2022	2022	3	99	9,504	
2	0855	CONC PAVER	0	100	19	4	76.00	SF	10.00	10.00	100	2022	2022	3	99	752	
3	0462	ST/AL FNC	0	100	180	4	720.00	SF	10.00	10.00	100	2022	2022	3	95	6,840	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 17,684

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	46.00	93.00	46.60	FF		1.00	1.00	1.00	4,700.00	4,700.00	219,020							
2	000100	C	RES	100		OT-1	46.00	46.00	46.60	FF		1.00	1.00	0.50	4,700.00	2,350.00	109,510							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 328,530 Market: 0 Agricultural: 0 Common: 328,530 PRINTED 07/30/2025 BY SYS