BLK 16 LOTS 1,2 & W1/2 OF ABND
R/W LYING E THEREOF BY
OR 668/1758 (EX ESMT IN

CAIRNS GEORGE & CYNTHIA
PO BOX 243
FERNANDINA BEACH, FL 32035

2025

00-00-31-1580-0016-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

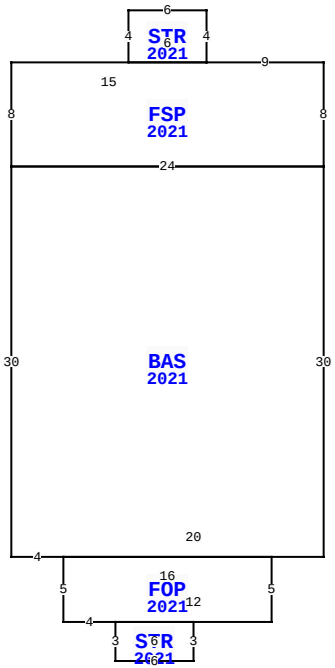
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	720	100	2021	720	120,164
FOP	80	30	2021	24	4,006
FSP	192	40	2021	77	12,851
STR	18	10	2021	2	334
STR	24	10	2021	2	334
TOTALS	1,034			825	137,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	825	127.7100	168.58	139,078	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2023 Heated Area: 720 HX Base Yr 2023



1118 WHITE 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		137,687
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		324,300
TOTAL MARKET VALUE		461,987
SOH/AGL Deduction		73,417
ASSESSED VALUE		388,570
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		287,848
TOTAL JUST VALUE		461,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200213	CO ISSUED	0	11/12/2021
20200213	NEW CONSTR	95,174	06/15/2020
20081699	XFOB	700	11/18/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2167/0537	11/22/2017	WD	U	V	11	100
GRANTOR: PEONIAS LLC						
GRANTEE: CAIRNS GEORGE & CYN						
2165/1990	11/22/2017	WD	U	V	11	100
GRANTOR: PEONIAS LLC						
GRANTEE: CAIRINS GEORGE & CY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=-24,28] S30 E4 E20 N30 W24 $
FSP=[YR=2021;ORIG=0,20] W9 W15 S8 E24 N8 $
FOP=[YR=2021;ORIG=-20,58] S5 E4 E12 N5 W16 $
STR=[YR=2021;ORIG=-9,20] N4 W6 S4 E6 $
STR=[YR=2021;ORIG=-16,63] S3 E6 N3 W6 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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-2	70.00	93.00	69.00	FF		1.00	1.00	1.00	4,700.00	4,700.00	324,300							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 324,300 Market: 0 Agricultural: 0 Common: 324,300 PRINTED 07/30/2025 BY SYS