LOT 6
PHOENIX WALK PB 5/55

KALMAN MICHAEL A & JUDITH M
11 ZACHARY CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1635-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

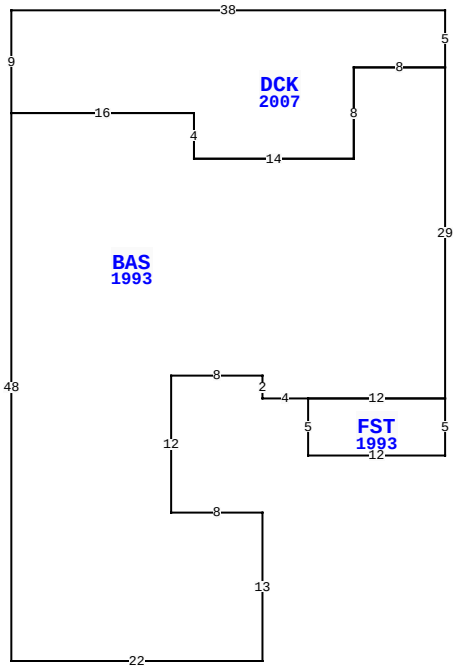
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1074.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,336	100	1993	1,336	182,123
DCK	366	10	2007	37	5,044
FST	60	55	1993	33	4,498
TOTALS	1,762			1,406	191,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,406	170.3957	170.40	239,582	1984	1984	0	0	0	20.00	80.00

1 TOWNHOUSE – 100% - 2023 Heated Area: 1336 HX Base Yr 2023



11 ZACHARY CT, FERNANDINA BEACH

BLD DATE	03/27/2008 DJ	LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		191,666
TOTAL MARKET OB/XF VALUE		3,841
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		520,507
SOH/AGL Deduction		129,497
ASSESSED VALUE		391,010
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		340,288
TOTAL JUST VALUE		520,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2485/1728	8/06/2021	WD	Q	I	02	452,000
GRANTOR: DASHER LINDA						
GRANTEE: KALMAN MICHAEL A &						
1522/0598	8/30/2007	WD	Q	I		289,000
GRANTOR: SPENCE CHRISTOPHER &						
GRANTEE: EARHARDT PERNELL G						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W38 S9 BAS=[YR=1993] S48 E22 N13 W8 N12 E8 S2 E4 FST=[YR=1993] S5 E12 N5 W12$ E12 N29 W8 S8 W14 N4 W16$ E16 S4 E14 N8 E8 N5$.

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	0801	ASPHALT A	0	100	0	0	360.00	SF	3.00	3.00	100	1984	1984	3	50	540	
2	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	100	1986	1986	3	47	611	
3	0858	SCULP CONC	0	100	0	0	199.00	SF	13.00	13.00	100	1998	1998	3	92	2,380	
4	1126	CB/STC 8"	0	100	0	0	88.00	SF	8.00	8.00	100	1985	1985	3	44	310	

LAND DESCRIPTION

TOTAL OB/XF 3,841

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	000310	C	TOWNHOUSE	100		R-1	39.00	104.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS