BLOCK 28 E33 FT OF LOT 16
IN OR 2189/1118
CITY OF FDNA BEACH

WILSON CHERYL M & MARK L
508 S ASH STREET
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1800-0028-0161**

## BUILDING CHARACTERISTICS

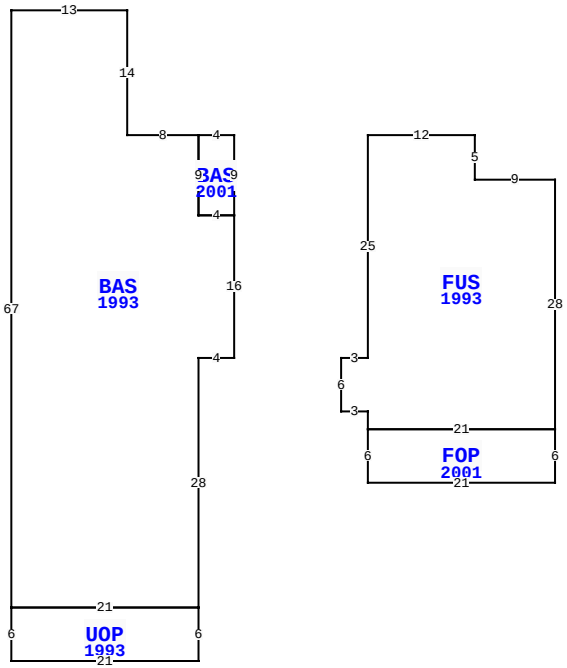
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1005.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,359 | 100 | 1993 | 1,359 | 295,541 |
| BAS | 36 | 100 | 2001 | 36 | 7,829 |
| FOP | 126 | 30 | 2001 | 38 | 8,264 |
| FUS | 666 | 100 | 1993 | 666 | 144,835 |
| UOP | 126 | 20 | 1993 | 25 | 5,437 |
| TOTALS | 2,313 | | | 2,124 | 461,906 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | PD | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,124 | 125.1264 | 197.70 | 419,915 | 1912 | 1912 | 0 | 0 | 110 | 50.00 | 110.00 |

1 SFR CUST – 0% - 0 Heated Area: 2061 HX Base Yr




508 ASH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/27/2025 DC |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 461,906 |
| TOTAL MARKET OB/XF VALUE | 5,794 |
| TOTAL LAND VALUE - MARKET | 181,500 |
| TOTAL MARKET VALUE | 649,200 |
| SOH/AGL Deduction | 7,059 |
| ASSESSED VALUE | 642,141 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 642,141 |
| TOTAL JUST VALUE | 649,200 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 596,446 |

FERNANDINA FOSSILS & CO. (FOSSIL + MUSEUM): AS OF

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2024-0033 | SIGNS FOR OUR NEW | 0 | 10/29/2024 |
| BLDC-2024-0 | INSTALLATION OF A | 3,969 | 10/17/2024 |
| 20010052 | REROOF | 2,000 | 01/17/2001 |
| 2004522 | ALTER A/C & HEAT | 0 | 12/13/2000 |
| 2004523 | 200 AMP METER | 0 | 12/13/2000 |
| 2004337 | ADD & RENOVTE POR | 12,500 | 11/14/2000 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2189/1118 | 4/10/2018 | WD | Q | I | 01 | 480,000 |
| GRANTOR: SANTOMERO JOE A & JAN | | | | | | |
| GRANTEE: WILSON CHERYL M & M | | | | | | |
| 1579/1877 | 8/04/2008 | WD | Q | I | 01 | 100 |
| GRANTOR: MACELHENNEY JANE B & | | | | | | |
| GRANTEE: SANTOMERO JOE A L/E | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2001] W4 BAS=[YR=1993] W8 N14 W13 S67 UOP=[YR=1993] S6 E21 N6 W21 $ E21 N28 E4 N16 W4 N9 $ S9 E4 N9 $ PTR= E15 FUS=[YR=1993] E12 S5 E9 S28 FOP=[YR=2001] S6 W21 N6 E21 $ W21 N2 W3 N6 E3 N25 $ W15 $ .

### 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1912 | 1912 | 3 | 20 | 700 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 11 | 3 | 33.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 20 | 66 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 336.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 20 | 672 | |
| 4 | 0825 | BRICK | 0 | 0 | 35 | 9 | 315.00 | SF | 12.50 | 12.50 | 100 | 2001 | 2001 | 3 | 94 | 3,701 | |
| 5 | 0825 | BRICK | 0 | 0 | 5 | 4 | 20.00 | SF | 12.50 | 12.50 | 100 | 2001 | 2001 | 3 | 94 | 235 | |
| 6 | 1076 | TRELLIS A | 0 | 0 | 28 | 8 | 224.00 | SF | 7.50 | 7.50 | 100 | 2001 | 2001 | 3 | 25 | 420 | |

### LAND DESCRIPTION

TOTAL OB/XF 5,794

| 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 | 0 | 0003 | C-3 | 33.00 | 100.00 | 3,300.00 | SF | | 1.00 | 1.00 | 1.00 | 55.00 | 55.00 | 181,500 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.08 Total Land Value: 181,500 Market: 0 Agricultural: 0 Common: 181,500 PRINTED 07/30/2025 BY SYS