

BLOCK 29 E1/2 OF LOT 7 &
ALL OF LOTS 8 & 9
CITY OF FDNA BEACH

KEMP C TODD LIVING TRUST/KEMP C TODD TRUSTEE
511 ASH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0029-0070



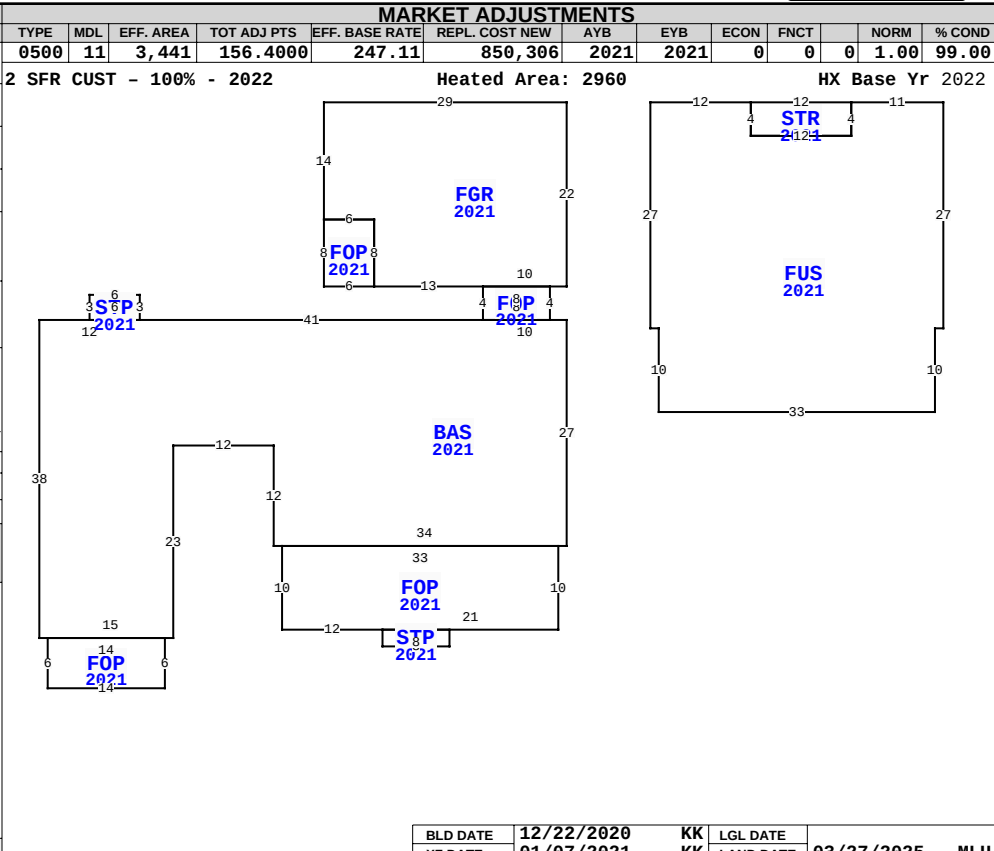
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	05	Quality Level 05	
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	1,733	100	2021	1,733	423,960
FGR	590	55	2021	324	79,263
FOP	32	30	2021	10	2,446
FOP	48	30	2021	14	3,425
FOP	84	30	2021	25	6,116
FOP	330	30	2021	99	24,219
FUS	1,227	100	2021	1,227	300,172
STP	16	10	2021	2	489
STP	18	10	2021	2	489
STR	48	10	2021	5	1,224
TOTALS	4,126			3,441	841,803

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	990.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	124.00	SF	10.00	10.00
3	0462	ST/AL FNC	0 100	0	0	616.00	SF	10.00	10.00
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
5	0500	FP-PRE FAB	2 100	0	0	1.00	UT	3,500.00	3,500.00
6	0855	CONC PAVER	2 100	0	0	300.00	SF	10.00	10.00
7	0462	ST/AL FNC	2 100	0	0	440.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	C-3	0.00	0.00	12,500.00



BLD DATE	12/22/2020	KK	LGL DATE	
XF DATE	01/07/2021	KK	LAND DATE	
INC DATE			AG DATE	
			03/27/2025	MLU

TOTAL OB/XF									
31,035									

NASSAU COUNTY PROPERTY				PAGE 1 of 2	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		887,571	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		31,035	
SOH/AGL Deduction		TOTAL LAND VALUE		750,000	
ASSESSED VALUE		TOTAL MARKET VALUE		1,668,606	
TOTAL EXEMPTION VALUE		SOH/AGL Deduction		742,068	
BASE TAXABLE VALUE		ASSESSED VALUE		926,538	
TOTAL JUST VALUE		TOTAL EXEMPTION VALUE		50,722	
NCON VALUE		BASE TAXABLE VALUE		875,816	
INCOME VALUE		TOTAL JUST VALUE		1,668,606	
PREVIOUS YEAR MKT VALUE		NCON VALUE		0	
		INCOME VALUE			
		PREVIOUS YEAR MKT VALUE		1,502,645	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222297	ACCESSORY CO		06/22/2023
20222297	NEW CONSTR	0	07/12/2022
20200924	CO ISSUED	0	11/22/2021
20200924	NEW CONSTR	0	02/09/2021
20200014	DEMOLITION	22,500	11/23/2020
20122047	H/AC	5,000	10/03/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2363/1479	5/27/2020	SW	Q	I	05	725,000
GRANTOR: COASTAL NEWSPAPERS LL						
GRANTEE: KEMP C TODD LIV TRU						
0949/0300	9/14/2000	WD	U	I	09	308,000
GRANTOR: NEW YORK TIMES SALES						
GRANTEE: COASTAL NEWSPAPERS						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2021] W29 S14 FOP=[YR=2021] S8 E6 N8 W6\$ E6 S8 E13 FOP=[YR=2021] S4 BAS=[YR=2021] W41 STP=[YR=2021] N3 W6 S3 E6\$ W12 S38 E1 FOP=[YR=2021] S6 E14 N6 W14\$ E15 N23 E12 S12 E1 FOP=[YR=2021] S10 E12 STP=[YR=2021] S2 E8 N2 W8\$ E21 N10 W33\$ E34 N27 W10\$ E8 N4 W8\$ E10 N22\$ PTR= E10 FUS=[YR=2021] E12 STR=[YR=2021] E12 S4 W12 N4\$ S4 E12 N4 E11 S27 W1 S10 W33N10 W1 N27 \$ W10\$.									

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