BLOCK 33 LOT 7
CITY OF FDNA BEACH

WARGOVICH VICTORIA D
270 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0033-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

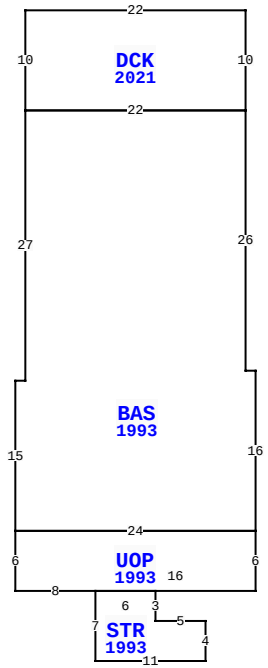
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	955	100	1993	955	104,275
DCK	220	10	2021	22	2,402
STR	62	10	1993	6	655
UOP	144	20	1993	29	3,166
TOTALS	1,381			1,012	110,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,012	129.6000	129.60	131,155	1900	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 0 Heated Area: 955 HX Base Yr



506 DADE ST, FERNANDINA BEACH

BLD DATE	01/14/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	110,498
TOTAL MARKET OB/XF VALUE	4,618
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	327,616
SOH/AGL Deduction	74,131
ASSESSED VALUE	253,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,485
TOTAL JUST VALUE	327,616
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200743	ADDITION	0	11/17/2020
20190577	REMODEL	0	10/04/2019
20040866	H/AC	2,000	05/10/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2288/1498	7/10/2019	WD	Q	I	02	184,000
GRANTOR: SALTMARSH ERNEST O II						
GRANTEE: WARGOVICH VICTORIA						
2080/1015	10/19/2016	SW	Q	I	01	122,500
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: SALTMARSH ERNEST O						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2021] W22 S10 BAS=[YR=1993] S27W1 S15 UOP=[YR=1993] S6 E8 STR=[YR=1993] S7 E11N4 W5N3W6$ E16 N6 W24 $ E24 N16 W1 N26 W22$ E22 N10$.

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	0810	CONCRETE A	0	0	44	19	836.00	SF	6.50	6.50	100	2004	2004	3	83	4,510	
2	0810	CONCRETE A	0	0	5	4	20.00	SF	6.50	6.50	100	2004	2004	3	83	108	

LAND DESCRIPTION

TOTAL OB/XF 4,618

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	0006	R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 11/29/2021 BY DJ Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS