BLOCK 33 LOT 8
CITY OF FDNA BEACH

WRIGHT DENNIS A
508 DADE ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1800-0033-0080**

## 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 | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

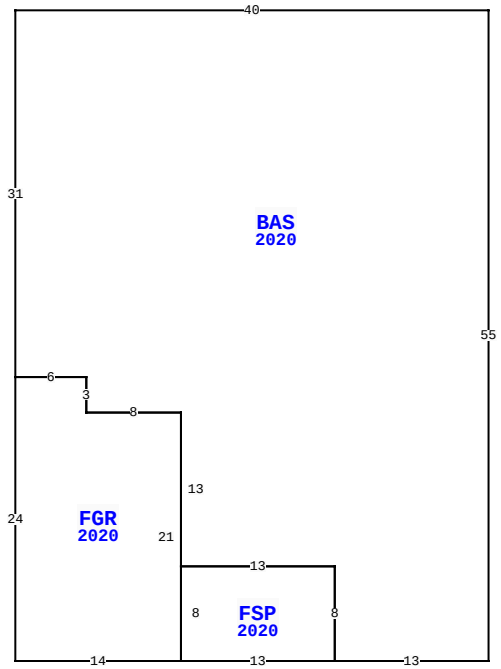
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,784 | 100 | 2020 | 1,784 | 308,491 |
| FGR | 312 | 55 | 2020 | 172 | 29,742 |
| FSP | 104 | 40 | 2020 | 42 | 7,263 |
| TOTALS | 2,200 | | | 1,998 | 345,496 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,998 | 133.6720 | 176.45 | 352,547 | 2020 | 2020 | 0 | 0 | 0 | 2.00 | 98.00 |

2 SNGL FAM – 100% - 2024 Heated Area: 1784 HX Base Yr 2024




508 DADE ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/22/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 345,496 |
| TOTAL MARKET OB/XF VALUE | | 12,319 |
| TOTAL LAND VALUE - MARKET | | 212,500 |
| TOTAL MARKET VALUE | | 570,315 |
| SOH/AGL Deduction | | 280,310 |
| ASSESSED VALUE | | 290,005 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 239,283 |
| TOTAL JUST VALUE | | 570,315 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 541,282 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20190158 | NEW CONSTR | 0 | 03/26/2019 |
| 20052268 | DEMOLITION | 3,000 | 07/21/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2717/1669 | 6/06/2024 | SW | U | I | 11 | 100 |
| GRANTOR: WRIGHT DENNIS & | | | | | | |
| GRANTEE: WRIGHT DENNIS A | | | | | | |
| 2471/0692 | 6/15/2021 | WD | Q | I | 01 | 589,900 |
| GRANTOR: TAYLOR STEVE A & LYND | | | | | | |
| GRANTEE: WRIGHT DENNIS & JEF | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W40 S31 FGR=[YR=2020] S24 E14 FSP=[YR=2020]
E13 N8 W13 S8 $ N21 W8 N3 W6 $ E6 S3 E8 S13 E13 S8 E13 N55$.

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 971.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 98 | 9,516 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 286.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 98 | 2,803 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,319

| 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 | 0006 | R-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 4,250.00 | 4,250.00 | 212,500 | | | | | | | |

REVIEW DATE 11/23/2020 BY RK Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS