BLOCK 33 LOT 15
IN OR 1940/206
CITY OF FDNA BEACH

DIXON SUZANNE REVOCABLE TRUST/DIXON SUZANNE TRUSTE
P O BOX 442
DOUGLAS, MI 49406

2025

00-00-31-1800-0033-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

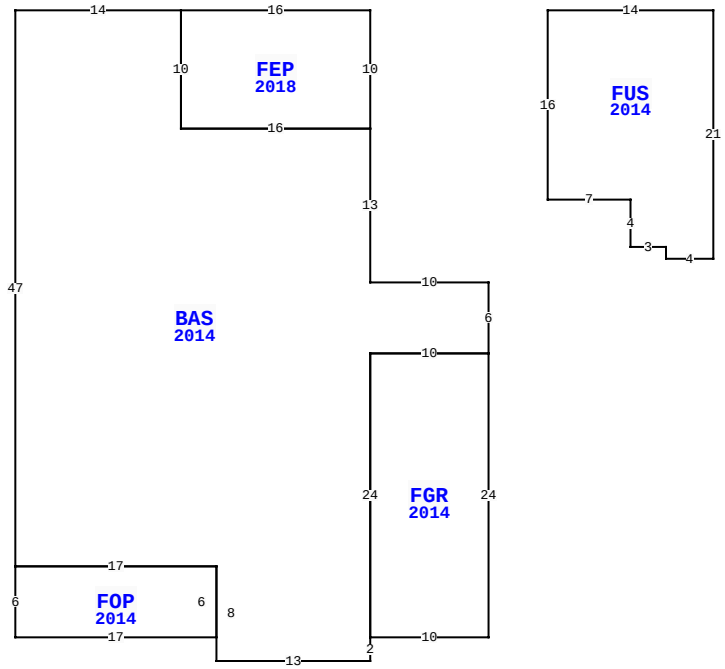
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	1,414	100	2014	1,414	294,583
FEP	160	80	2018	128	26,666
FGR	240	55	2014	132	27,500
FOP	102	30	2014	31	6,459
FUS	256	100	2014	256	53,333
TOTALS	2,172			1,961	408,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,961	165.2672	218.15	427,792	2014	2014	0	0	0	4.50	95.50

1 SNGL FAM – 0% - 0 Heated Area: 1670 HX Base Yr



505 CALHOUN ST, FERNANDINA BEACH

BLD DATE		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	408,541
TOTAL MARKET OB/XF VALUE	6,063
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	627,104
SOH/AGL Deduction	79,457
ASSESSED VALUE	547,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	547,647
TOTAL JUST VALUE	627,104
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	595,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180560	ENCLPTO	8,100	02/16/2018
20132801	NEW CONSTR	4,000	12/11/2013
20132447	NEW CONSTR	152,420	10/21/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1940/0206	9/26/2014	WD	Q	I	02	337,000
GRANTOR: BONVOULOIR JEAN L & R						
GRANTEE: DIXON SUZANNE REVOC						
1886/0180	9/30/2013	WD	U	V	11	100
GRANTOR: KOLAR ERIC						
GRANTEE: BONVOULOIR JEAN L &						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2018] W16 BAS=[YR=2014] W14 S47 FOP=[YR=2014] S6 E17 N6 W17$ E17 S8 E13 N2 FGR=[YR=2014] E10 N24 W10 S24 $ N24 E10 N6 W10 N13 W16 N10$ S10 E16 N10$ PTR=E15 FUS=[YR=2014] E14 S21 W4 N1 W3 N4 W7 N16$ 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	0810	CONCRETE A	0	0	0	0	606.00	SF	6.50	6.50	100	2014	2014	3	94	3,703	
2	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	100	2014	2014	3	94	440	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920	

LAND DESCRIPTION

TOTAL OB/XF 6,063

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS