

BLOCK 53 S75 FT OF LOT 6
IN OR 2416/243
CITY OF FDNA BEACH

BRUNER JAMES & GRETCHEN
21 S 11TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0053-0062



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	09	PINE WOOD 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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
BAS	1,411	100
UEP	84	60
UOP	16	20
TOTALS	1,511	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,464	102.5100	102.51	150,075	1954	1954	0	0	0	24.75	75.25
1 SINGLE FAM - 100% - 2021 Heated Area: 1411 HX Base Yr 2021												
21 S 11TH ST, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE												
04/15/2025 DC												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1954	1954
2	0810	CONCRETE A	0 100	0	0	1,133.00	SF	6.50	6.50	100	1976	1976
3	0810	CONCRETE A	0 100	4	20	80.00	SF	6.50	6.50	100	1954	1954
4	0810	CONCRETE A	0 100	18	10	180.00	SF	6.50	6.50	100	1980	1980
5	0810	CONCRETE A	0 100	3	19	57.00	SF	6.50	6.50	100	1980	1980
TOTAL OB/XF 3,181												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100	0003	C-3	75.00	100.00	7,500.00	SF		1.00
Total Acres: 0.17 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000												

NASSAU COUNTY PROPERTY												
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VALUATION SUMMARY												
VALUATION BY STANDARD												
Tax Group: 2 Tax Dist:												
BUILDING MARKET VALUE 112,931												
TOTAL MARKET OB/XF VALUE 3,181												
TOTAL LAND VALUE - MARKET 225,000												
TOTAL MARKET VALUE 341,112												
SOH/AGL Deduction 206,742												
ASSESSED VALUE 134,370												
TOTAL EXEMPTION VALUE 50,722												
BASE TAXABLE VALUE 83,648												
TOTAL JUST VALUE 341,112												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 298,428												
PERMIT NUM DESCRIPTION AMT ISSUED												
20111736 DEMOLITION 10,100 09/29/2011												
20041425 REMODEL 3,000 08/06/2004												
20041396 REMODEL 5,000 08/03/2004												
20040953 REMODEL 12,000 05/24/2004												
19984525 ADDITION 197 11/13/1998												
8604 REPAIR/RRF 5,400 09/30/1994												
SALES DATA												
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE												
2416/0243 12/10/2020 WD U I 11 100												
GRANTOR: COTTAGE INDUSTRIES LL												
GRANTEE: BRUNER JAMES & GRET												
1975/0379 4/16/2015 WD U I 37 60,000												
GRANTOR: FRANKIE'S FOLLY LLC												
GRANTEE: COTTAGE INDUSTRIES												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1993] W10 N14 W1 UEP=[YR=1993] N6 W14 S6 E14\$ W14 N6 W4 N11 W14 S50 E13 UOP=[YR=1993] E4 N4 W4 S4\$ N4 E20 N1 E10 N14\$.												