BLOCK 55 S1/2 OF LOT 7
IN OR 2248/925
CITY OF FDNA BEACH

BRUNT FAMILY REV LVG TRUST/BRUNT GARY G TRUSTEE
640 GAINES LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0055-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

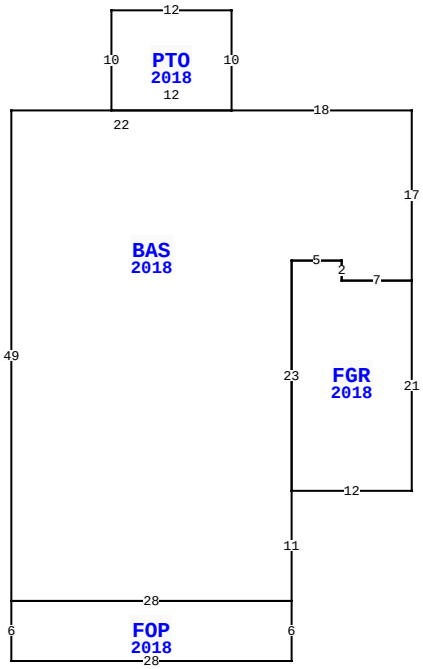
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	2018	1,566	311,111
FGR	262	55	2018	144	28,607
FOP	168	30	2018	50	9,933
PTO	120	5	2018	6	1,192
TOTALS	2,116			1,766	350,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,766	154.3600	203.76	359,840	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 0% - 0 Heated Area: 1566 HX Base Yr



215 S 11TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	350,844
TOTAL MARKET OB/XF VALUE	4,014
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	489,858
SOH/AGL Deduction	50,865
ASSESSED VALUE	438,993
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	438,993
TOTAL JUST VALUE	489,858
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	447,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180177	CO ISSUED	0	10/01/2018
20180177	NEW CONSTR	198,525	01/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2248/0925	1/11/2019	QC	U	I	11	100
GRANTOR: BRUNT ENTERPRISES LLC						
GRANTEE: THE BRUNT FAMILY RE						
2230/0129	10/11/2018	WD	Q	I	02	334,000
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: BRUNT ENTERPRISES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 PTO=[YR=2018] N10 W12 S10 E12$ W22 S49 FOP=[YR=2018] S6 E28 N6 W28$ E28 N11 FGR=[YR=2018] E12 N21 W7 N2 W5 S23$ N23 E5 S2 E7 N17$.

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	0811	CONCRETE B	0	0	0	0	732.00	SF	5.20	5.20	100	2018	2018	3	97	3,692	
2	0810	CONCRETE A	0	0	0	0	51.00	SF	6.50	6.50	100	2018	2018	3	97	322	

LAND DESCRIPTION

TOTAL OB/XF 4,014

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	2,700.00	2,700.00	135,000							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS