BLOCK 61 LOT 15
ESMT OR 1134/186
CITY OF FDNA BEACH

HOYT HOLLY N/MISCOVICH MATTHEW RICHARD
511 DADE ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0061-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

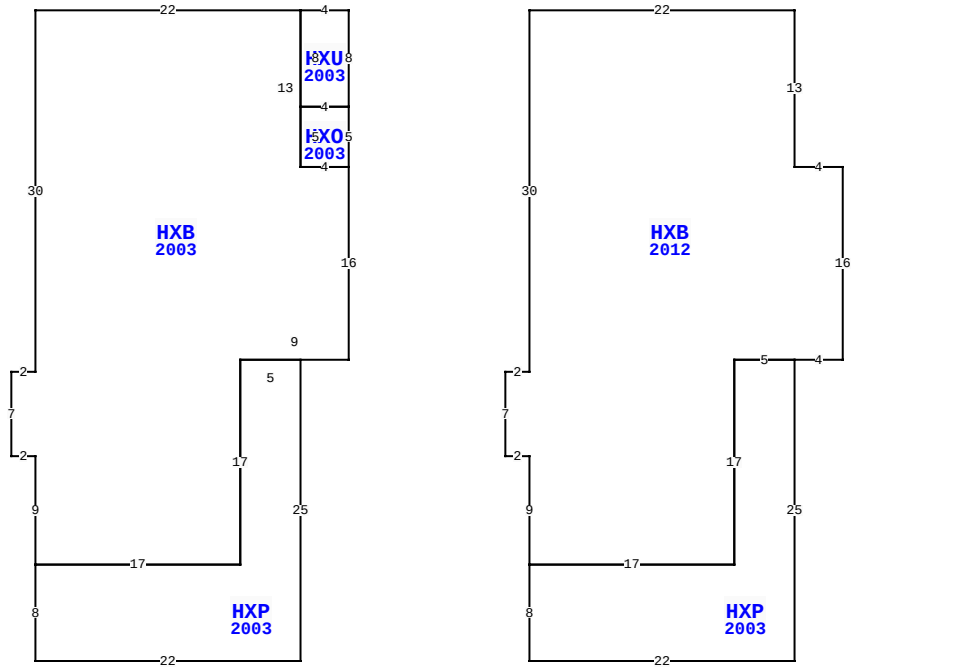
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
HXB	1,005	100	2003	1,005	158,315
HXB	1,005	100	2012	1,005	158,315
HXO	20	5	2003	1	157
HXP	261	30	2003	78	12,287
HXP	261	30	2003	78	12,287
HXU	32	55	2003	18	2,836
TOTALS	2,584			2,185	344,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,185	125.1558	165.21	360,984	2003	2014	0	0	0	4.65	95.35

1 DUPLEX – 50% - 2023 Heated Area: 2010 HX Base Yr 2023



511 DADE 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		344,198
TOTAL MARKET OB/XF VALUE		7,971
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		564,669
SOH/AGL Deduction		18,759
ASSESSED VALUE		545,910
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		495,188
TOTAL JUST VALUE		564,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		535,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20022246	NEW CONSTR	127,000	12/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2319/1810	11/06/2019	WD	Q	I	01	390,000
GRANTOR: ROWE CAROLYN G						
GRANTEE: MISCOVICH MATTHEW R						
1781/1013	2/17/2012	QC	U	I	11	100
GRANTOR: ROWE KENNETH E & CARO						
GRANTEE: ROWE KENNETH E & CA						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=2003;ORIG=-4,0] W22 S30 W2 S7 E2 S9 E17 N17 E9 N16 W4 N13 $
HXB=[YR=2012;ORIG=15,0] E22 S13 E4 S16 W4 W5 S17 W17 N9 W2 N7 E2 N30 $
HXP=[YR=2003;ORIG=-26,46] S8 E22 N25 W5 S17 W17 $
HXP=[YR=2003;ORIG=37,29] S25 W22 N8 E17 N17 E5 $
HXU=[YR=2003;ORIG=0,0] W4 S8 E4 N8 $
HXO=[YR=2003;ORIG=0,13] N5 W4 S5 E4 $
PTR=[ORIG=0,0] E15 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	50	82	3	246.00	SF	6.50	6.50	100	2003	2003	3	82	1,311	
2	0810	CONCRETE A	0	50	0	0	1,130.00	SF	6.50	6.50	100	2003	2003	3	82	6,023	
3	0810	CONCRETE A	0	50	6	10	60.00	SF	6.50	6.50	100	2003	2003	3	82	320	
4	0825	BRICK	0	50	6	4	24.00	SF	12.50	12.50	100	2003	2003	3	95	285	
5	1242	WD DECK A	0	50	4	4	16.00	SF	10.00	10.00	100	2003	2003	3	20	32	

LAND DESCRIPTION

TOTAL OB/XF 7,971

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	000800	C	MULTI-FAMILY	50	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 02/27/2024 BY TWA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS