

BLOCK 82 LOT 6
PT OR 792/887
CITY OF FDNA BEACH

ALBERTIE GREGORY K & KATHERINE
319 N 11TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0082-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
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
BUD\$ 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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1993	1,080	95,798
BAS	208	100	2007	208	18,450
FCP	384	25	1993	96	8,515
FSP	216	40	2007	86	7,629
FUS	440	100	1993	440	39,029

TOTALS	2,328			1,910	169,421
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	12	58	696.00	SF	6.50
2	0810	CONCRETE A	0	100	4	52	208.00	SF	6.50
3	0819	CONC 12"	0	100	6	4	24.00	SF	9.50
4	0801	ASPHALT A	0	100	8	11	88.00	SF	3.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-2	100.00	100.00	100.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,910	106.2320	106.23	202,899	1900	1990		0
1 SINGLE FAM - 100% - 1998									
Heated Area: 1728									
HX Base Yr 1998									
BAS 2007 FUS 1993 FCP 1993 BAS 1993 FSP 2007									

319 N 11TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	100	12	58	696.00	SF	6.50	6.50	100	1992	1992	3	62	2,805	
2	0810	CONCRETE A	0	100	4	52	208.00	SF	6.50	6.50	100	1992	1992	3	62	838	
3	0819	CONC 12"	0	100	6	4	24.00	SF	9.50	9.50	100	1985	1985	3	44	100	
4	0801	ASPHALT A	0	100	8	11	88.00	SF	3.00	3.00	100	1998	1998	3	50	132	

TOTAL OB/XF												3,875	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	4		

Total Acres: 0.00	Total Land Value: 425,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				169,421	
TOTAL MARKET OB/XF VALUE				3,875	
TOTAL LAND VALUE - MARKET				425,000	
TOTAL MARKET VALUE				598,296	
SOH/AGL Deduction				480,651	
ASSESSED VALUE				117,645	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				66,923	
TOTAL JUST VALUE				598,296	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				565,722	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6620	ADDITION	29,400	06/20/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0792/0887	5/06/1997	WD U	I	I	09	83,000	
GRANTOR: THOMPSON GEORGE E & M							
GRANTEE: ALBERTIE GREGORY K							
0121/0464	1/01/1972	TA U	I	I		2,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W27 BAS=[YR=2007] W16 S13 FCP=[YR=1993] S24 E16 N24 W16\$ E16 N13\$ S40 FSP=[YR=2007] S8 E27 N8 W27 \$ E27 N40\$ PTR=E15 FUS=[YR=1993] E22 S20 W22 N20\$ W15\$.									