BLOCK 125 LOT 9 (EX N5 FT)
CITY OF FDNA BEACH

ROSEN JOSH L TRUST/ROSEN JOSH L TRUSTEE
413 DATE ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0125-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

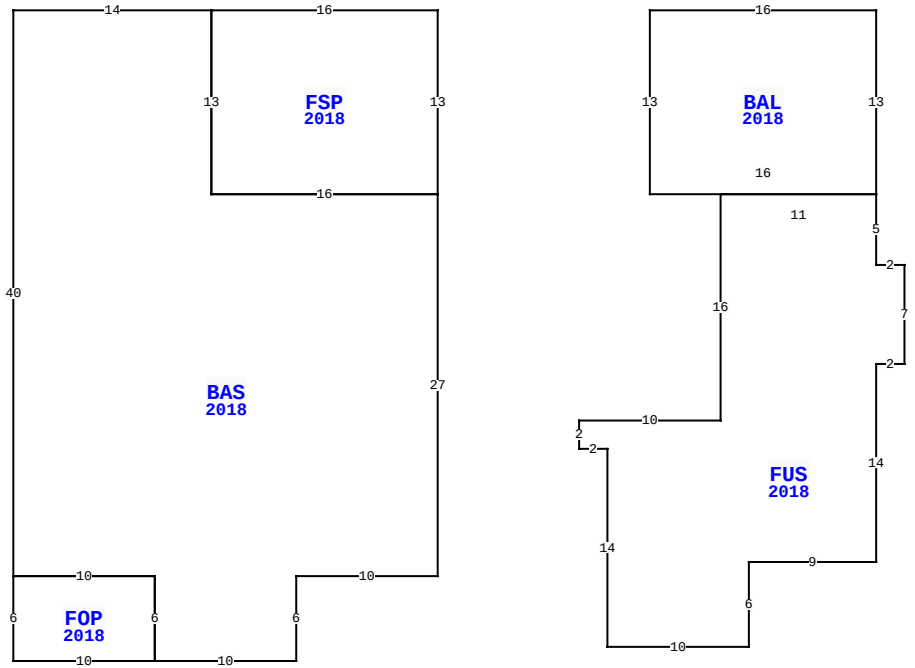
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	208	15	2018	31	5,407
BAS	1,052	100	2018	1,052	183,508
FOP	60	30	2018	18	3,140
FSP	208	40	2018	83	14,479
FUS	444	100	2018	444	77,450
TOTALS	1,972			1,628	283,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,628	135.5376	178.91	291,265	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 1496 HX Base Yr 2019



413 DATE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	05/22/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	283,983
TOTAL MARKET OB/XF VALUE	14,996
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	511,479
SOH/AGL Deduction	350,602
ASSESSED VALUE	160,877
TOTAL EXEMPTION VALUE	HX HB DX 55,722
BASE TAXABLE VALUE	105,155
TOTAL JUST VALUE	511,479
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	485,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180273	CO ISSUED	0	10/02/2018
20180273	NEW CONSTR	184,443	01/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2783/1254	4/24/2025	WD	U	I	11	100
GRANTOR: ROSEN JOSH & LISETTE						
GRANTEE: ROSEN JOSH L TRUST						
1566/0336	5/13/2008	WD	Q	V	06	100
GRANTOR: GATSEMI LLC						
GRANTEE: ROSEN JOSH & LISETT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W16 BAS=[YR=2018] W14 S40 FOP=[YR=2018] S6 E10 N6 W10$ E10 S6 E10 N6 E10 N27 W16 N13$ S13 E16 N13$ PTR=E15 BAL=[YR=2018] E16 S13 FUS=[YR=2018] S5E2 S7 W2 S14 W9 S6 W10 N14 W2 N2 E10 N16 E11$ W16N13$ 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	0855	CONC PAVER	0	100	0	0	1,075.00	SF	7.00	7.00	100	2018	2018	3	97	7,299	
2	0855	CONC PAVER	0	100	10	10	100.00	SF	7.00	7.00	100	2018	2018	3	97	679	
3	0855	CONC PAVER	0	100	0	0	510.00	SF	7.00	7.00	100	2018	2018	3	97	3,463	
4	0476	VF 6 SBPL	0	100	0	0	102.00	LF	32.00	32.00	100	2018	2018	3	92	3,003	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 14,996

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	100	0006	R-2	50.00	95.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 04/22/2024 BY KBA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS