BLOCK 137 LOT 1
CITY OF FDNA BEACH

BOWEN PHILLIP E
502 DATE STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0137-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

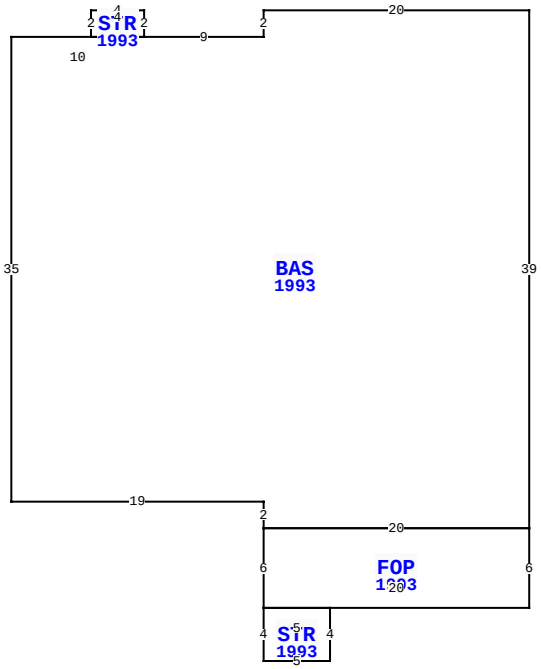
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,445	100	1993	1,445	149,841
FOP	120	30	1993	36	3,733
STR	8	10	1993	1	104
STR	20	10	1993	2	207
TOTALS	1,593			1,484	153,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,484	117.6060	117.61	174,533	1925	2000	0	0	0	11.83	88.17

1 SINGLE FAM – 100% - 2022 Heated Area: 1445 HX Base Yr 2022



502 DATE 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		153,886
TOTAL MARKET OB/XF VALUE		5,269
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		371,655
SOH/AGL Deduction		51,190
ASSESSED VALUE		320,465
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		269,743
TOTAL JUST VALUE		371,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120199	120SF SHED	2,560	02/08/2012
20110091	H/AC	2,500	01/19/2011
20100991	REMODEL	3,500	06/14/2010
20100884	GAS	895	06/01/2010
20100473	NEW BATH	1,500	03/22/2010
20100309	REPAIR/RRF	3,045	02/18/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2498/1577	9/17/2021	QC	U	I	11	100
GRANTOR: BOWEN KIMBERLY H						
GRANTEE: BOWEN PHILLIP E						
1657/0377	1/06/2010	WD	Q	I	01	120,000
GRANTOR: SPRINGS DEBORAH A & H						
GRANTEE: BOWEN PHILLIP E & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S2 W9STR=[YR=1993] N2W4 S2E4$ W10 S35 E19 S2 FOP=[YR=1993] S6STR=[YR=1993] S4E5N4W5$ E20 N6 W20 $ E20 N39$.

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	100	0	0	715.00	SF	6.50	6.50	100	1980	1980	3	30	1,394	
2	0855	CONC PAVER	0	100	57	4	228.00	SF	10.00	10.00	100	2011	2011	3	91	2,075	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2012	2012	3	50	1,800	

LAND DESCRIPTION

TOTAL OB/XF 5,269

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	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS