



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	0800	MULTI-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
APT	760	100	1993	760	91,512
HXB	742	100	1994	742	89,344
HXC	257	25	1993	64	7,706
HXP	70	30	1993	21	2,528
TOTALS	1,829			1,587	191,090

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	214.00	SF	6.50
2	0810	CONCRETE A	0	0	20	7	140.00	SF	6.50
3	0810	CONCRETE A	0	0	14	14	196.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0		R-2	50.00	100.00	50.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	1,587	106.6920	140.83	223,497	1949	1995	0	0	14.50	85.50
1 DUPLEX - 0% - 2025 Heated Area: 1502 HX Base Yr											
1008 GUM ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2025 MLU											

TOTAL OB/XF											
842											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		191,090	
TOTAL MARKET OB/XF VALUE		842	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		326,932	
SOH/AGL Deduction		0	
ASSESSED VALUE		326,932	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		326,932	
TOTAL JUST VALUE		326,932	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		292,895	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042375	H/AC	5,000	12/16/2004
20042376	CHNGE SRVC	2,000	12/16/2004
6414	REPAIR/RRF	1,500	03/13/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2578/0587	7/05/2022	WD	U	I	11	100	
GRANTOR: POGUE BILLY C & DANEL							
GRANTEE: GRIMALDI ELISA M							
2575/1652	7/05/2022	WD	Q	I	01	287,000	
GRANTOR: POGUE BILLY C & DANIE							
GRANTEE: GRIMALDI ELISA M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
APT=[YR=1993] W41 S3 HXB=[YR=1994] W5 HXP=[YR=1993] N5 W14 S5 E14 \$ W25 S20 E7 S6 E17 HXC=[YR=1993] E19 N19 W11 S13 W8 S6 \$ N6 E8 N20W2\$E2 S7 E11 S13 E28 N23 \$.									