BLOCK 156 LOTS 17 THRU 20
IN OR 1469/1427
CITY OF FDNA BEACH

CARSON HANNAH ET AL/DUKES DELORIS D
731 S 11TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0156-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

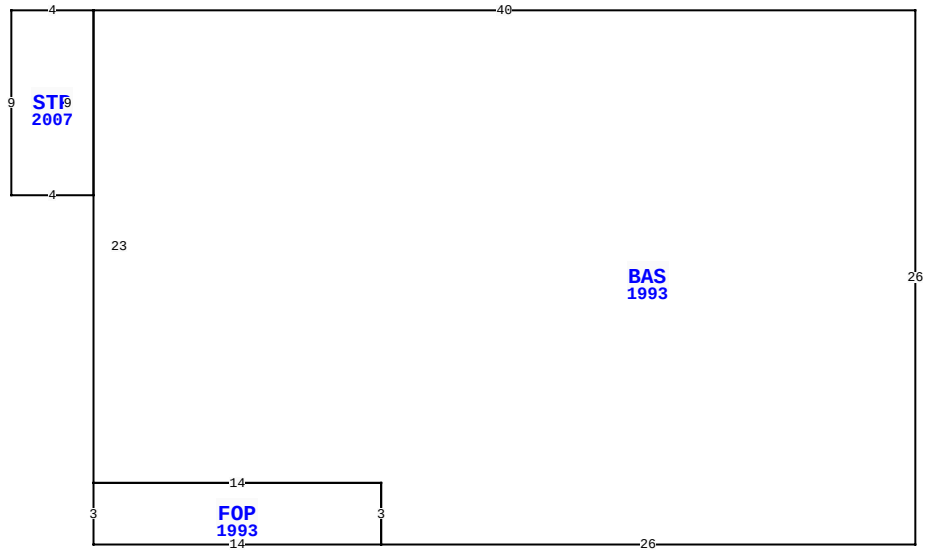
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	18	CEMENT BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE 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
BAS	998	100	1993	998	76,210
FOP	42	30	1993	13	992
STP	36	10	2007	4	305
TOTALS	1,076			1,015	77,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,015	96.0336	96.03	97,470	1960	1985	0	0	0	20.48	79.52

1 SINGLE FAM – 100% - 2015 Heated Area: 998 HX Base Yr 2015



731 S 11TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		77,508
TOTAL MARKET OB/XF VALUE		156
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		347,664
SOH/AGL Deduction		263,286
ASSESSED VALUE		84,378
TOTAL EXEMPTION VALUE	HX HB SX	84,378
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		347,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111356	CHNGE SRVC	1,200	08/12/2011
20111005	REPAIR/RRF	5,100	06/20/2011
20021380	OTHER	0	08/12/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/1427	1/04/2007	WD	U	I	07	100
GRANTOR: STAYS GENEVIEVE						
GRANTEE: STAYS GENEVIEVE ETA						
1434/1871	8/04/2006	WD	Q	I	01	100
GRANTOR: STAYS GENEVIEVE						
GRANTEE: DUKES DELORIS D ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 STP=[YR=2007] W4S9E4N9$ S23 FOP=[YR=1993] S3 E14N3W14$ E14 S3 E26 N26$.

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	30	4	120.00	SF	6.50	6.50	100	1960	1960	3	20	156	

LAND DESCRIPTION

TOTAL OB/XF 156

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	100.00	100.00	100.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	270,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/30/2025 BY SYS