BLOCK 156 LOT 26
CITY OF FDNA BEACH

BACHELDER MARIE/
705 S 11TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0156-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

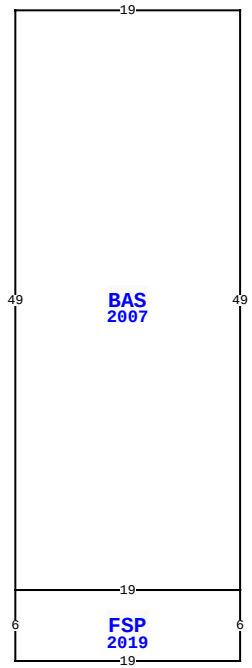
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	931	100	2007	931	98,423
FSP	114	40	2019	46	4,863
TOTALS	1,045			977	103,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	977	114.9120	114.91	112,267	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 931 HX Base Yr



705 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		103,286
TOTAL MARKET OB/XF VALUE		6,944
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		177,730
SOH/AGL Deduction		24,364
ASSESSED VALUE		153,366
TOTAL EXEMPTION VALUE	WX	5,000
BASE TAXABLE VALUE		148,366
TOTAL JUST VALUE		177,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190375	REMODEL	0	06/05/2019
20070395	NEW CONSTR	3,900	03/06/2007
20070378	H/AC	1,200	03/01/2007
20070170	NEW CONSTR	5,800	01/30/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2514/0011	10/14/2021	QC	U	I	11	100
GRANTOR: BACHELDER MARIE ET AL						
GRANTEE: BACHELDER MARIE						
2463/0656	5/18/2021	LE	U	I	11	100
GRANTOR: BACHELDER MARIE						
GRANTEE: SINICO CHRISTINA &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W19S49 FSP=[YR=2019] S6E19N6 W19$E19N49$.

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	0	25	11	275.00	SF	6.50	6.50	100	2007	2007	3	87	1,555	
2	1243	WD DECK F	0	0	4	11	44.00	SF	8.00	8.00	100	2007	2007	3	27	95	
3	0476	VF 6 SBPL	0	0	0	0	130.00	LF	32.00	32.00	100	2011	2011	3	78	3,245	
4	0810	CONCRETE A	0	0	25	13	325.00	SF	6.50	6.50	100	2019	2019	3	97	2,049	

LAND DESCRIPTION

TOTAL OB/XF 6,944

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	0	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	67,500							

REVIEW DATE 11/05/2019 BY DJ Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS