BLOCK 157 LOTS 17 & 18
CITY OF FDNA BEACH

BROWN JOSEPH LEE/WALKER DEBRA JEAN
835 SOUTH 11TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0157-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
Quality	03	Quality Level 03

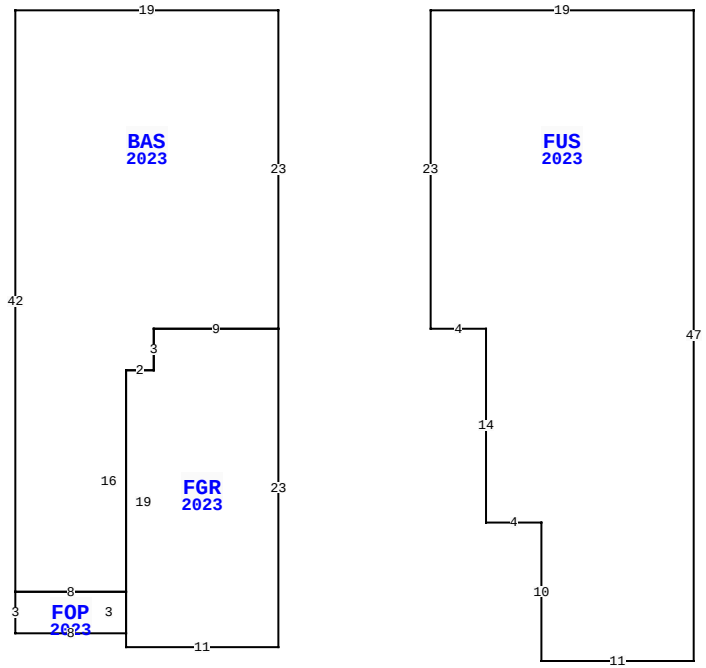
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	595	100	2023	595	109,720
FGR	247	55	2023	136	25,079
FOP	24	30	2023	7	1,291
FUS	757	100	2023	757	139,594
TOTALS	1,623			1,495	275,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,495	117.3000	185.33	277,068	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2024 Heated Area: 1352 HX Base Yr



835 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		275,683
TOTAL MARKET OB/XF VALUE		2,761
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		413,444
SOH/AGL Deduction		26,711
ASSESSED VALUE		386,733
TOTAL EXEMPTION VALUE	13	386,733
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		413,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222140	NEW CONSTR	0	05/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/897	4/28/2023	WD	Q	I	01	501,500
GRANTOR: EVANS JOHN & ANN						
GRANTEE: BROWN JOSEPH LEE ET						
2530/1948	1/19/2022	WD	Q	V	01	85,000
GRANTOR: LIEBENBERG CHARL G						
GRANTEE: EVANS JOHN & ANN (M						

BUILDING NOTES

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	1	100	0	0	429.00	SF	6.50	6.50	100	2023	2022		99	2,761	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,10] W19 S42 E8 N16 E2 N3 E9 N23 $
FGR=[YR=2023;ORIG=60,33] W9 S3 W2 S19 S1 E11 N23 $
FOP=[YR=2023;ORIG=41,52] E8 S3 W8 N3 $
FUS=[YR=2023;ORIG=90,10] W19 S23 E4 S14 E4 S10 E11 N47 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,761

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		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000							

REVIEW DATE 07/18/2023 BY TW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS