

JOHNSON ANTHONY
827 SOUTH 11TH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0157-0190

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT										CD										2									
Exterior Wall										27										PREFIN MTL 70									
Exterior Wall										05										AVERAGE 30									
Roof Structur										03										GABLE/HIP 100									
Roof Cover										03										COMP SHNGL 100									
Interior Wall										05										DRYWALL 100									
Interior Floo										14										CARPET 80									
Interior Floo										08										SHT VINYL 20									
Air Condition										02										WINDOW 100									
Heating Type										02										CONVECTION 100									
Bedrooms																				2 100									
Bathrooms																				1 100									
Frame										02										WOOD FRAME 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										644										100									
FOP										84										30									
1993										1993										644									
25										2,109																			
TOTALS										728										669									
56,420																													
EXTRA FEATURES										827 S 11TH ST, FERNANDINA BEACH										BLD DATE									
																				XF DATE									
																				INC DATE									
																				LGL DATE									
																				LAND DATE									
																				AG DATE									
																				05/07/2025									
																				MLU									
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=1993] W26 S28 E12 FOP=[YR=1993] E14 N6 W14 S6\$ N6																													
E14 N22\$.																													
LAND DESCRIPTION										TOTAL OB/XF										840									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPHT 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										2,700.00										2,700.00									
135,000																													
REVIEW DATE										01/14/2021										BY									
KBA										Total Acres: 0.00										Total Land Value: 135,000									
Market: 0										Agricultural: 0										Common: 135,000									
PRINTED 07/30/2025 BY SYS																													