BLOCK 157 LOTS 21 22 23 24
PT OR 824/524
CITY OF FDNA BEACH

STATEN MILDRED L
821 S 11TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1800-0157-0210**

## BUILDING CHARACTERISTICS

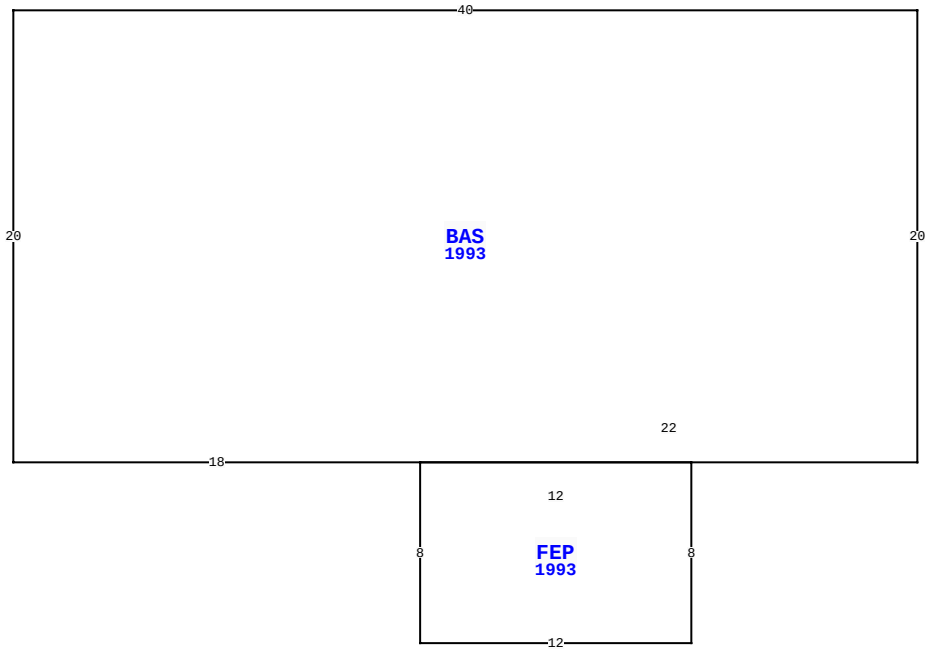
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 80 |
| Exterior Wall | 04 | SINGLE SID 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 | 800 | 100 | 1993 | 800 | 63,544 |
| FEP | 96 | 80 | 1993 | 77 | 6,116 |
| TOTALS | 896 | | | 877 | 69,660 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 877 | 103.8312 | 103.83 | 91,059 | 1963 | 1980 | 0 | 0 | 0 | 23.50 | 76.50 |

1 SINGLE FAM – 100% - 1999 Heated Area: 800 HX Base Yr 1999




| | | | |
|---|---|---|---|
| BLD DATE | 04/09/2014 KK | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2025 MLU |
| INC DATE | | AG DATE | |

821 S 11TH ST, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 69,660 |
| TOTAL MARKET OB/XF VALUE | | 3,842 |
| TOTAL LAND VALUE - MARKET | | 270,000 |
| TOTAL MARKET VALUE | | 343,502 |
| SOH/AGL Deduction | | 291,196 |
| ASSESSED VALUE | | 52,306 |
| TOTAL EXEMPTION VALUE | HX HB WX | 32,306 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 343,502 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 290,501 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20091407 | GAS | 1,250 | 10/14/2009 |
| 984056 | HOUSEMVING | 8,000 | 07/17/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0824/0524 | 2/25/1998 | WD | U | V | 08 | 26,000 |
| GRANTOR: ELM STREET CHURCH OF | | | | | | |
| GRANTEE: STATEN WILLIE R & M | | | | | | |
| 0811/1446 | 10/29/1997 | WD | U | V | 09 | 26,000 |
| GRANTOR: NASSAU BUILDING & SUP | | | | | | |
| GRANTEE: ELM STREET CHURCH O | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W40 S20 E18 FEP=[YR=1993] S8 E12 N8 W12 $ E22 N20 $ .

## 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 | 0819 | CONC 12" | 0 | 100 | 4 | 4 | 16.00 | SF | 9.50 | 9.50 | 100 | 1998 | 1998 | 3 | 73 | 111 | |
| 2 | 0819 | CONC 12" | 0 | 100 | 4 | 3 | 12.00 | SF | 9.50 | 9.50 | 100 | 1998 | 1998 | 3 | 73 | 83 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 21 | 3 | 63.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 299 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 8 | 96.00 | SF | 30.00 | 30.00 | 100 | 1998 | 1998 | 3 | 20 | 576 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 30 | 18 | 540.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 79 | 2,773 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,842

| 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 05/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/30/2025 BY SYS