BLOCK 157 LOT 25
CITY OF FDNA BEACH

OCEAN JOANNA & BRANDON
817 S 11TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0157-0250

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

817 S 11TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		67,500
SOH/AGL Deduction		14,260
ASSESSED VALUE		53,240
TOTAL EXEMPTION VALUE	10	53,240
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		67,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0122			05/05/2025
2024-0122	(1329 COND.)	225,664	04/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2794/549	6/10/2025	WD	U	I	17	405,000
GRANTOR: HABITAT FOR HUMANITY						
GRANTEE: OCEAN JOANNA & BRAN						
2760/1773	1/08/2025	MS	U	V	11	100
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: HABITAT FOR HUMANIT						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		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 06/24/2025 BY HS Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS