BLOCK 161 LOT 28
CITY OF FDNA BEACH

LAMPS LAURA W TRUST AGREEMENT/LAMPS LAURA WEBB TRU
1014 BALDWIN AVENUE
ANN ARBOR, MI 48104

2025

00-00-31-1800-0161-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

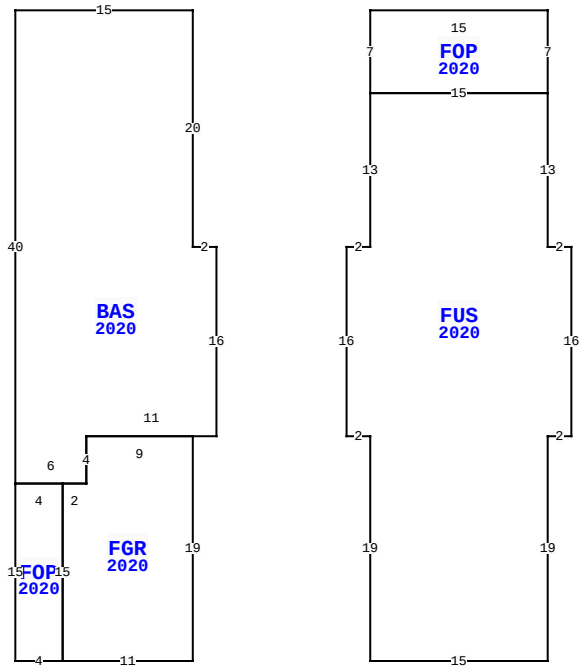
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	596	100	2020	596	156,610
FGR	201	55	2020	111	29,167
FOP	60	30	2020	18	4,730
FOP	105	30	2020	32	8,409
FUS	784	100	2020	784	206,011
TOTALS	1,746			1,541	404,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,541	168.8447	266.77	411,093	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 0% - 2024 Heated Area: 1380 HX Base Yr



809 S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

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	0811	CONCRETE B	0	0	0	0	756.00	SF	5.20	5.20	100	2020	2020	3	98	3,853	
2	0855	CONC PAVER	0	0	0	0	400.00	SF	10.00	10.00	100	2022	2022	3	99	3,960	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	404,927
TOTAL MARKET OB/XF VALUE	7,813
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	540,240
SOH/AGL Deduction	0
ASSESSED VALUE	540,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	540,240
TOTAL JUST VALUE	540,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	514,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200053	NEW CONSTR	184,232	03/31/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/0893	1/26/2023	WD	Q	I	02	655,000
GRANTOR: STROMDAHL TODD D &						
GRANTEE: LAMPS LAURA W TRUST						
2266/1988	4/08/2019	WD	Q	V	02	28,500
GRANTOR: SHAW JACK L JR & TIFF						
GRANTEE: STROMDAHL TODD D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W15 S40 FOP=[YR=2020] S15 E4 FGR=[YR=2020] E11 N19 W9 S4 W2 S15$ N15 W4$ E6 N4 E11 N16 W2 N20$ PTR=E30 FOP=[YR=2020] W15 S7 FUS=[YR=2020] S13 W2 S16 E2 S19 E15 N19 E2 N16 W2 N13 W15$ E15 N7$ W30$.

LAND DESCRIPTION

TOTAL OB/XF 7,813

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	1.20	4,250.00	5,100.00	127,500							

REVIEW DATE 10/07/2020 BY RK Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS