BLOCK 182 SUBLOT A OF LOT 6
CITY OF FDNA BEACH PB 1/25

SFROC FLORIDA LLC
717 HARWOOD ST STE 2800
DALLAS, TX 75201

2025

00-00-31-1800-0182-006A

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

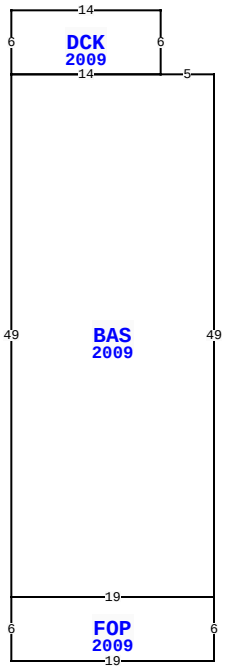
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	931	100	2009	931	123,667
DCK	84	10	2009	8	1,063
FOP	114	30	2009	34	4,516
TOTALS	1,129			973	129,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	973	142.8300	142.83	138,974	2009	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 0% - 2023 Heated Area: 931 HX Base Yr



1121 S 11TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	129,246
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	101,250
TOTAL MARKET VALUE	230,496
SOH/AGL Deduction	3,958
ASSESSED VALUE	226,538
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	226,538
TOTAL JUST VALUE	230,496
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081822	NEW CONSTR	94,893	12/16/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/1392	8/25/2022	WD	Q	I	01	243,800
GRANTOR: SAB GROUP LLC						
GRANTEE: SFROC FLORIDA LLC						
1773/1599	1/10/2012	WD	U	I	11	52,500
GRANTOR: CITIZENS STATE BANK						
GRANTEE: SAB GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W5 DCK=[YR=2009] N6W14S6E14$ W14S49
FOP=[YR=2009] S6E19N6W19$ E19 N49$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.50	2,700.00	4,050.00	101,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 101,250 Market: 0 Agricultural: 0 Common: 101,250 PRINTED 07/30/2025 BY SYS