BLOCK 182 N1/2 OF LOT 7
A/K/A SUBLOTS A & B
IN OR 802/577

POLLARD JAVONE D
1111 S 11TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0182-0071

BUILDING CHARACTERISTICS

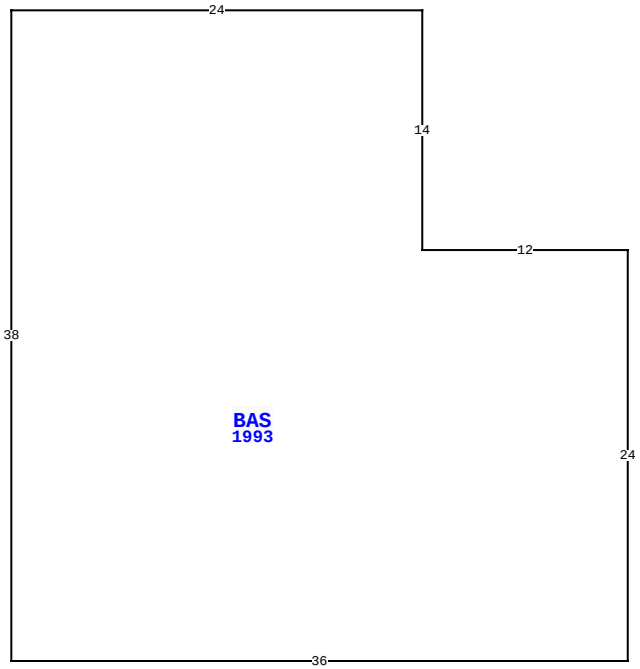
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,200	100	1993	1,200	114,092
TOTALS	1,200			1,200	114,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,200	107.6483	107.65	129,180	1976	2000	0	0	0	11.68	88.32

1 SINGLE FAM – 100% - 1998 Heated Area: 1200 HX Base Yr 1998



1111 S 11TH ST, FERNANDINA BEACH

BLD DATE	04/09/2014 KK	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		114,092
TOTAL MARKET OB/XF VALUE		4,034
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		253,126
SOH/AGL Deduction		192,511
ASSESSED VALUE		60,615
TOTAL EXEMPTION VALUE	HX HB	35,615
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		253,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080585	XFOB	1,000	04/14/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0807/1771	9/29/1997	QC	U	I	09	100
GRANTOR: SMITH FREDERICK D & J						
GRANTEE: SMITH FREDERICK D						
0802/0577	8/06/1997	WD	Q	I		28,300
GRANTOR: COOK LIONEL						
GRANTEE: POLLARD JAVONE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N14 W24 S38 E36 N24$.

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	0810	CONCRETE A	0	100	6	11	66.00	SF	6.50	6.50	100	2008	2008	3	88	378	
2	0819	CONC 12"	0	100	6	4	24.00	SF	9.50	9.50	100	1983	1983	3	38	87	
3	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2008	2008	3	88	206	
4	0810	CONCRETE A	0	100	49	12	588.00	SF	6.50	6.50	100	2008	2008	3	88	3,363	

LAND DESCRIPTION

TOTAL OB/XF 4,034

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000							

REVIEW DATE 05/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS