

BLOCK 182 N1/2 OF LOT 8
A/K/A SUBLOTS A & B
IN OR 690/474

JOHNSON LONNIE EDWARD JR
1103 S 11TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0182-0081



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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	03	Quality Level 03
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	950	100	1993	950	88,085
FOP	16	30	1993	5	464
FOP	24	30	1993	7	649
UGR	252	45	2008	113	10,477
UST	84	45	2008	38	3,523
TOTALS	1,326			1,113	103,198

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0810	CONCRETE A	0	100	12	9	108.00	SF	6.50	6.50	100	1975	1975	3	25	176	
2	0810	CONCRETE A	0	100	17	2	34.00	SF	6.50	6.50	100	1975	1975	3	25	55	
3	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1975	1975	3	25	122	
4	0476	VF 6 SBPL	0	100	0	0	18.00	LF	32.00	32.00	100	2008	2008	3	72	415	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,113	113.4200	113.42	126,236	1975	1980		0	0	18.25	81.75	
1 SINGLE FAM - 100% - 2016													
Heated Area: 950													
HX Base Yr 2016													
1103 S 11TH ST, FERNANDINA BEACH													

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

TOTAL OB/XF													
768													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		103,198	
TOTAL MARKET OB/XF VALUE		768	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		238,966	
SOH/AGL Deduction		173,262	
ASSESSED VALUE		65,704	
TOTAL EXEMPTION VALUE		HX HB	40,704
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		238,966	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		209,132	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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							
0690/0474	10/12/1993	WD	Q	I		30,000	
GRANTOR: SMITH FREDERICK D							
GRANTEE: JOHNSON LONNIE E JR							

BUILDING NOTES		

BUILDING DIMENSIONS		
UGR=[YR=2008] W21S12 UST=[YR=2008] S4 BAS=[YR=1993] W4S38E10		
FOP=[YR=1993] S4E4 N4W4S4E15N18 FOP=[YR=1993] E4N6W4S6S		
N20W21S E21N4W21S E21N12S.		