

DAWSON MARTHA ANN
1107 S 11TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0182-0082

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 70

Interior Floor08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms1.3 100

Bathrooms021 100

Frame02WOOD FRAME 100

Stories Units1.1. 100
0 100

BUD8 Adjustme02DIST FB 100

Occupancy00NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1009.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS300100199330024,957

BAS975100199397581,109

BAS144100200814411,979

FOP3230199310832

TOTALS1,4511,429118,877

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10940SHEDS/POR01001014140.00SF30.0030.0010019951995320840

20810CONCRETE A010000244.00SF6.506.5010019791979329460

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETOHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100R-250.00100.0050.00FF1.001.001.002,700.002,700.00135,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 135,000Market: 0Agricultural: 0Common: 135,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,429101.7640101.76145,415197619800018.2581.75

SINGLE FAM - 100% - 0Heated Area: 1419HX Base Yr 1980

Diagram showing lot dimensions and area calculations.

BLD DATE09/10/2013KKLGL DATE05/07/2025MLUXF DATEINC DATELAND DATEAG DATE

TOTAL OB/XF1,300

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE118,877

TOTAL MARKET OB/XF VALUE1,300

TOTAL LAND VALUE - MARKET135,000

TOTAL MARKET VALUE255,177

SOH/AGL Deduction188,039

ASSESSED VALUE67,138

TOTAL EXEMPTION VALUEHX HB DX47,138

BASE TAXABLE VALUE20,000

TOTAL JUST VALUE255,177

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE224,604

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

0284/01911/01/1979QDQQI22,000

GRANTOR:

GRANTEE:

0182/008210/01/1978WDQOI20,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W12 BAS=[YR=1993] W25 S39 E8 FOP=[YR=1993] S4 E8 N4W8\$ E17 N2 BAS=[YR=1993] E12 N25 W12 S25\$ N37\$ S12E12N12\$.