BLK 206 LOT 4
IN OR 577/1210
CITY OF FDNA BEACH S/D OF

ARTHUR JACQUELINE M & JAMES A
96096 BAKER DRIVE
YULEE, FL 32097

2025

00-00-31-1800-0206-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	05	AVERAGE 30
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	02	Quality Level 02

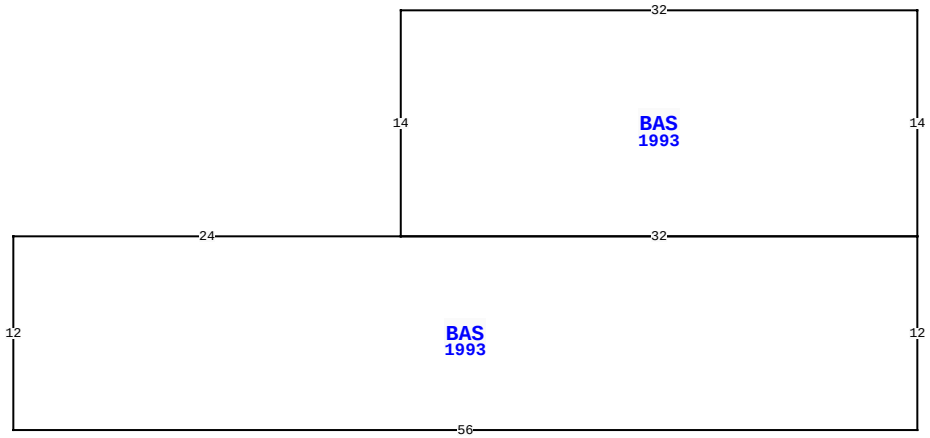
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	448	100	1993	448	7,309
BAS	672	100	1993	672	10,963
TOTALS	1,120			1,120	18,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,120	67.9700	54.38	60,906	1965	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1120 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	18,272
TOTAL MARKET OB/XF VALUE	3,362
TOTAL LAND VALUE - MARKET	117,000
TOTAL MARKET VALUE	138,634
SOH/AGL Deduction	54,349
ASSESSED VALUE	84,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,285
TOTAL JUST VALUE	138,634
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E00-7220	CHNGE SRVC	0	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0577/1210	8/29/1989	WD	U	I	07	100
GRANTOR: ARTHUR J M & J A						
GRANTEE: ARTHUR J M & J A						
0362/0238	6/01/1982	FS	U	V		100
GRANTOR:						
GRANTEE:						

1562 S 5TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0940	SHEDS/PORT	0	0	12	12	144.00	SF	22.50	22.50	100	1983	1983	3	20	648	
2	0350	CARPORT WD	0	0	0	0	1,318.00	SF	9.36	9.36	100	2005	2005	3	22	2,714	

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S14 BAS=[YR=1993] W24 S12 E56 N12 W32$ E32 N14$.

LAND DESCRIPTION

TOTAL OB/XF 3,362

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	0007	RSF-	2100.00	100.00	100.00	FF		1.00	1.00	0.90	1,300.00	1,170.00	117,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/30/2025 BY SYS