BLOCK 213 N61 FT OF S122 FT OF
E100 FT OF W200 FT OF LOT 2
IN OR 1720/33

BROWN CHRISTOPHER L & KATHLEEN G
821 DIVISION ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0213-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

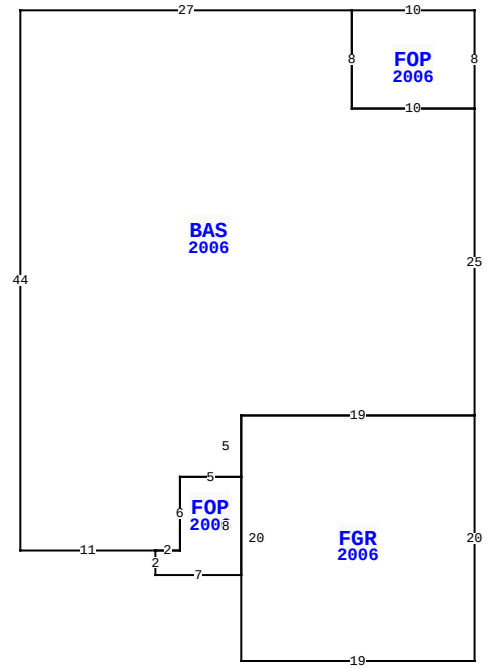
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,309	100	2006	1,309	133,165
FGR	380	55	2006	209	21,262
FOP	44	30	2006	13	1,322
FOP	80	30	2006	24	2,441
TOTALS	1,813			1,555	158,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,555	111.1800	111.18	172,885	2006	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2012 Heated Area: 1309 HX Base Yr 2012



821 DIVISION ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		158,190
TOTAL MARKET OB/XF VALUE		5,389
TOTAL LAND VALUE - MARKET		164,700
TOTAL MARKET VALUE		328,279
SOH/AGL Deduction		211,173
ASSESSED VALUE		117,106
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		66,384
TOTAL JUST VALUE		328,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070433	XFOB	650	03/12/2007
20062290	NEW CONSTR	3,200	10/06/2006
20062282	H/AC	1,400	10/05/2006
20062025	NEW CONSTR	5,725	08/31/2006
20061440	DEMOLITION	1,000	06/26/2006
20061441	NEW CONSTR	115,143	06/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1720/0033	1/13/2011	WD	U	I	11	100,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: BROWN CHRISTOPHER L						
1649/0342	11/12/2009	WD	U	I	12	150,765
GRANTOR: E S BONEY & ASSOCIATE						
GRANTEE: CBC NATIONAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N20 BAS=[YR=2006] N25 FOP=[YR=2006] N8W10S8E10$W10N8W27 S44 E11 FOP=[YR=2006] S2E7N8W5S6W2$ E2N6E5N5E19$W19S20E19$.

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	55	16	880.00	SF	6.50	6.50	100	2006	2006	3	86	4,919	
2	0810	CONCRETE A	0	100	14	6	84.00	SF	6.50	6.50	100	2006	2006	3	86	470	

LAND DESCRIPTION

TOTAL OB/XF 5,389

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	61.00	100.00	61.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	164,700							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 164,700 Market: 0 Agricultural: 0 Common: 164,700 PRINTED 07/30/2025 BY SYS