BLOCK 213 S61 FT OF S122 FT OF
E100 FT OF W200 FT OF LOT 2
CITY OF FDNA BEACH

CIBOROWSKI MARTINIQUE R TRUST/CIBOROWSKI MARTINIQU
823 DIVISION ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0213-0025

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

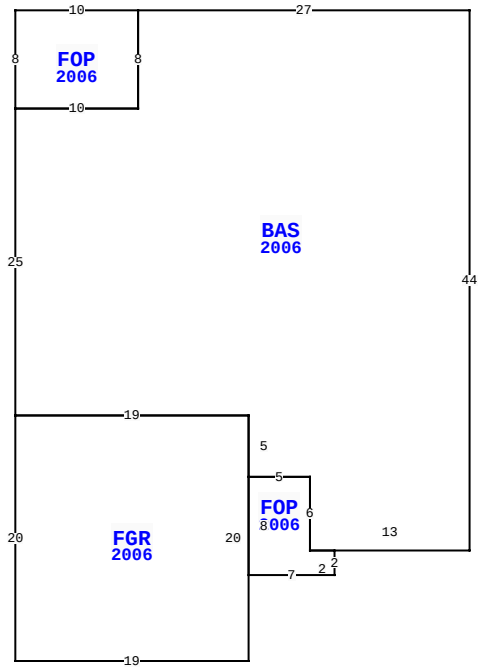
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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% - 2021 Heated Area: 1309 HX Base Yr 2021



823 DIVISION ST, FERNANDINA BEACH

BLD DATE	04/02/2014 KK	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		5,575
TOTAL LAND VALUE - MARKET		164,700
TOTAL MARKET VALUE		328,465
SOH/AGL Deduction		119,898
ASSESSED VALUE		208,567
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		157,845
TOTAL JUST VALUE		328,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070431	XFOB	2,300	03/12/2007
20062024	NEW CONSTR	5,854	08/31/2006
20062004	NEW CONSTR	3,500	08/25/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2776/1716	3/26/2025	WD	U	I	11	100
GRANTOR: CIBOROWSKI MARTINIQUE						
GRANTEE: CIBOROWSKI MARTINIQ						
1486/0145	3/19/2007	WD	Q	I		190,000
GRANTOR: E S BONEY & ASSOCIATE						
GRANTEE: CIBOROWSKI MARTINIQ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N44 W27 FOP=[YR=2006] W10 S8 E10N8$S8W10S25 FGR=[YR=2006] S20E19 N20W19$E19S5 FOP=[YR=2006] S8E7N2W2 N6W5$E5S6E13$.

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	
3	1243	WD DECK F	0	100	5	15	75.00	SF	8.00	8.00	100	2008	2008	3	31	186	

LAND DESCRIPTION

TOTAL OB/XF 5,575

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 05/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 164,700 Market: 0 Agricultural: 0 Common: 164,700 PRINTED 07/30/2025 BY SYS