BLK 213 S'LY 86 FT OF
W'LY 100 FT OF E'LY 130 FT
OF LOT 4

PASCHALL HENRY & AMANDA
915 DIVISION ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0213-0043

BUILDING CHARACTERISTICS

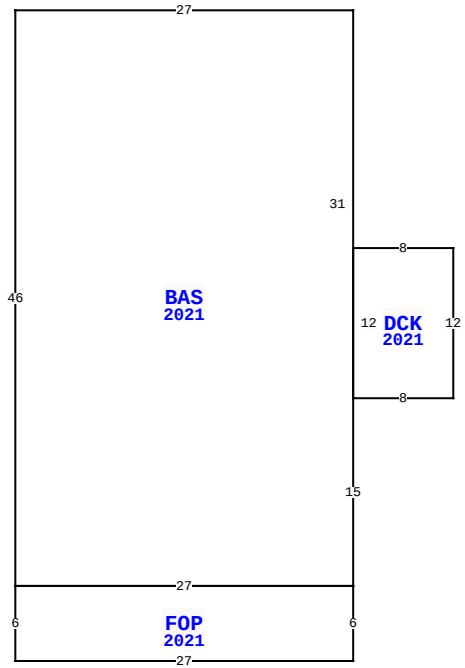
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,242	100	2021	1,242	146,910
DCK	96	10	2021	10	1,183
FOP	162	30	2021	49	5,796
TOTALS	1,500			1,301	153,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,301	132.7560	119.48	155,443	2021	2021	0	0	0	1.00	99.00

1 SFR MODULR – 0% - 0 Heated Area: 1242 HX Base Yr



915 DIVISION ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	153,889
TOTAL MARKET OB/XF VALUE	3,192
TOTAL LAND VALUE - MARKET	232,200
TOTAL MARKET VALUE	389,281
SOH/AGL Deduction	83,045
ASSESSED VALUE	306,236
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	306,236
TOTAL JUST VALUE	389,281
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211085	CO ISSUED	0	06/10/2021
20200008	DEMOLITION	0	05/05/2020
20052179	ADDITION	2,000	07/08/2005
7763	REPAIR/RRF	1,200	06/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/0959	11/22/2021	WD	Q	I	01	364,000
GRANTOR: CARROLL JUSTIN MICHAE						
GRANTEE: PASCHALL HENRY & AM						
2068/1847	7/27/2016	SW	U	I	12	75,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: CARROLL JUSTIN MICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W27 S46 FOP=[YR=2021] S6 E27 N6 W27$ E27 N15
DCK=[YR=2021] E8 N12 W8 S12$ N31$.

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	0811	CONCRETE B	0	0	0	0	620.00	SF	5.20	5.20	100	2021	2021	3	99	3,192	

LAND DESCRIPTION

TOTAL OB/XF 3,192

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	0006	R-2	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	232,200							

REVIEW DATE 08/09/2021 BY RK Total Acres: 0.00 Total Land Value: 232,200 Market: 0 Agricultural: 0 Common: 232,200 PRINTED 07/30/2025 BY SYS