BLOCK 213 N'LY 86 FT OF W'LY
100 FT OF E'LY 130 FT OF LOT 5
IN OR 2539/1158

HALPIN MCKENZIE
923 DIVISION ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0213-0052

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

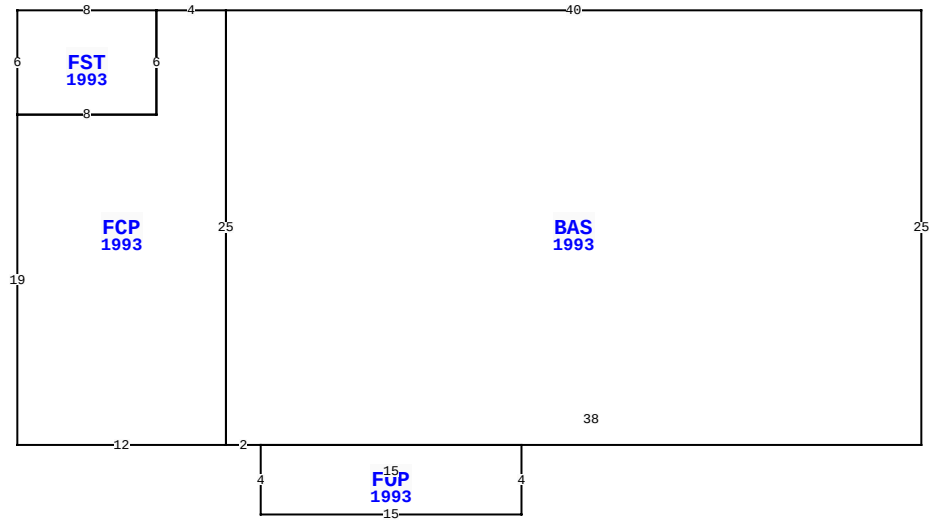
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,000	100	1993	1,000	140,658
FCP	252	25	1993	63	8,861
FOP	60	30	1993	18	2,531
FST	48	55	1993	26	3,657
TOTALS	1,360			1,107	155,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,107	108.1836	142.80	158,080	1974	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2023 Heated Area: 1000 HX Base Yr 2023



923 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		155,709
TOTAL MARKET OB/XF VALUE		8,388
TOTAL LAND VALUE - MARKET		232,200
TOTAL MARKET VALUE		396,297
SOH/AGL Deduction		91,370
ASSESSED VALUE		304,927
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		254,205
TOTAL JUST VALUE		396,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210700	REPAIR/RRF	0	09/03/2021
5589	REPAIR/RRF	800	09/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/1946	6/28/2022	WD	Q	I	02	395,000
GRANTOR: HART REBECCA						
GRANTEE: HALPIN MCKENZIE						
2539/1158	2/01/2022	WD	Q	I	01	340,000
GRANTOR: PBP HOMES INC						
GRANTEE: HART REBECCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FCP=[YR=1993] W4 FST=[YR=1993] W8 S6 E8N6$ S6 W8 S19 E12 N25 $ S25 E2 FOP=[YR=1993] S4 E15 N4W15$ E38 N25$.

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	0476	VF 6 SBPL	0	100	0	0	217.00	LF	32.00	32.00	100	2022	2022	3	98	6,805	
2	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	
3	0810	CONCRETE A	0	100	0	0	225.00	SF	6.50	6.50	100	1995	1995	3	68	995	

LAND DESCRIPTION

TOTAL OB/XF 8,388

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	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	232,200							

REVIEW DATE 11/30/2021 BY RKA Total Acres: 0.00 Total Land Value: 232,200 Market: 0 Agricultural: 0 Common: 232,200 PRINTED 07/30/2025 BY SYS