

BLOCK 213 N'LY 65.5 FT OF
E100 FT OF W130 FT OF LOT 7
IN OR 2325/733

FLORIDA LAND TRUST NO 910/DIVISION ST FB FL
PO BOX 6367
JACKSONVILLE, FL 32236-6367

2025

00-00-31-1800-0213-0074



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	72	100	1993	72	8,941
BAS	1,000	100	1993	1,000	124,178
BAS	228	100	1994	228	28,313
FOP	80	30	1993	24	2,981
TOTALS	1,380			1,324	164,412

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	32	9	288.00	SF	6.50
2	0810	CONCRETE A	0	0	19	3	57.00	SF	6.50
3	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
5	0801	ASPHALT A	0	0	19	9	171.00	SF	3.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	R-2	65.00	100.00	65.50

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,324	130.0728	130.07	172,213	1974	2015	0	0	0	4.53	95.47	
1 SINGLE FAM - 0% - 0													
Heated Area: 1300													
HX Base Yr													
910 DIVISION ST, FERNANDINA BEACH													

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

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		164,412	
TOTAL MARKET OB/XF VALUE		4,655	
TOTAL LAND VALUE - MARKET		176,850	
TOTAL MARKET VALUE		345,917	
SOH/AGL Deduction		63,763	
ASSESSED VALUE		282,154	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		282,154	
TOTAL JUST VALUE		345,917	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		305,996	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200390	COC		07/11/2023
20200390	REMODEL	27,920	07/28/2020
20112312	SEWER LINE	1,800	01/03/2012
20111116	GAS	435	07/08/2011
20110610	H/AC	3,500	04/25/2011
20110003	ELEC OTHER	200	01/03/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE	
2325/0733	12/16/2019	CT	U	I	18	122,200	
GRANTOR: CLERK OF COURT							
GRANTEE: FLORIDA LAND TRUST							
1904/1778	2/27/2014	WD	Q	I	02	115,000	
GRANTOR: CHAPMAN PHILIP A III							
GRANTEE: SLAMINKA MELISSA A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-12,0] W40 S25 E17 E23 N25 \$									
BAS=[YR=1994;ORIG=-12,25] E12 N19 W12 S19 \$									
FOP=[YR=1993;ORIG=-35,25] S4 E20 N4 W20 \$									
BAS=[YR=1993;ORIG=0,0] W12 S6 E12 N6 \$									