BLK 213 S'LY 41 FT OF
E'LY 100 FT OF W 130 FT
OF LOT 7 & N'LY 24.5

MCCLURG KATHLEEN I
920 DIVISION ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0213-0076

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

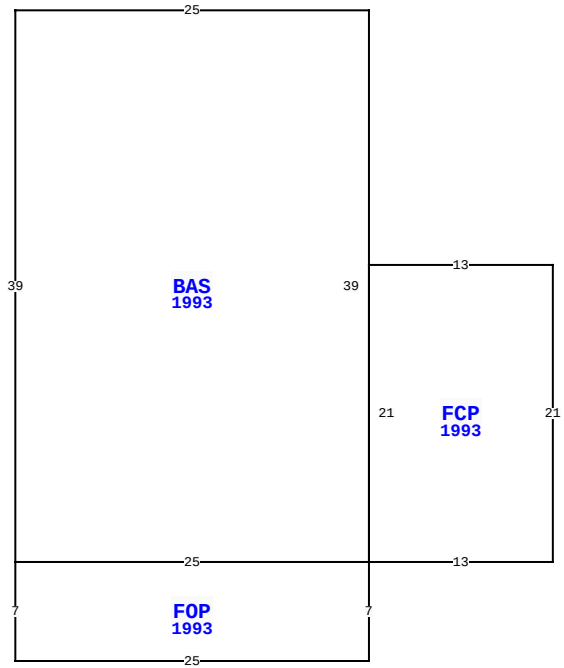
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100	1993	975	124,905
FCP	273	25	1993	68	8,711
FOP	175	30	1993	52	6,661
TOTALS	1,423			1,095	140,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,095	151.1560	151.16	165,520	1974	2007	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 2017 Heated Area: 975 HX Base Yr 2017



920 DIVISION ST, FERNANDINA BEACH

BLD DATE	04/02/2014 KK	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		140,278
TOTAL MARKET OB/XF VALUE		2,269
TOTAL LAND VALUE - MARKET		176,850
TOTAL MARKET VALUE		319,397
SOH/AGL Deduction		178,146
ASSESSED VALUE		141,251
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,529
TOTAL JUST VALUE		319,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152994	INTREM	17,000	12/29/2015
20111924	H/AC	2,400	10/25/2011
2901	REPAIR/RRF	1,200	03/11/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2065/0033	8/04/2016	WD	Q	I	02	165,000
GRANTOR: WALDRIP CHARLES T & B						
GRANTEE: MCCLURG KATHLEEN I						
2008/1220	10/07/2015	SW	U	I	12	42,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: WALDRIP CHARLES T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S39 FOP=[YR=1993] S7 E25 N7W25$ E25
FCP=[YR=1993] E13 N21 W13 S21$ N39$.

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	18	3	54.00	SF	6.50	6.50	100	1974	1974	3	24	84	
2	0810	CONCRETE A	0	100	10	9	90.00	SF	6.50	6.50	100	1974	1974	3	24	140	
3	0811	CONCRETE B	0	100	46	9	414.00	SF	5.20	5.20	100	2016	2016	3	95	2,045	

LAND DESCRIPTION

TOTAL OB/XF 2,269

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	65.00	100.00	65.50	FF		1.00	1.00	1.00	2,700.00	2,700.00	176,850							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 176,850 Market: 0 Agricultural: 0 Common: 176,850 PRINTED 07/30/2025 BY SYS