BLOCK 213 W 75 FT OF E
200 FT OF N 100 FT LOT
10 S-4 IN OR 1443/140

GOWEN EASTER MARY
802 DIVISION ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0213-0104

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

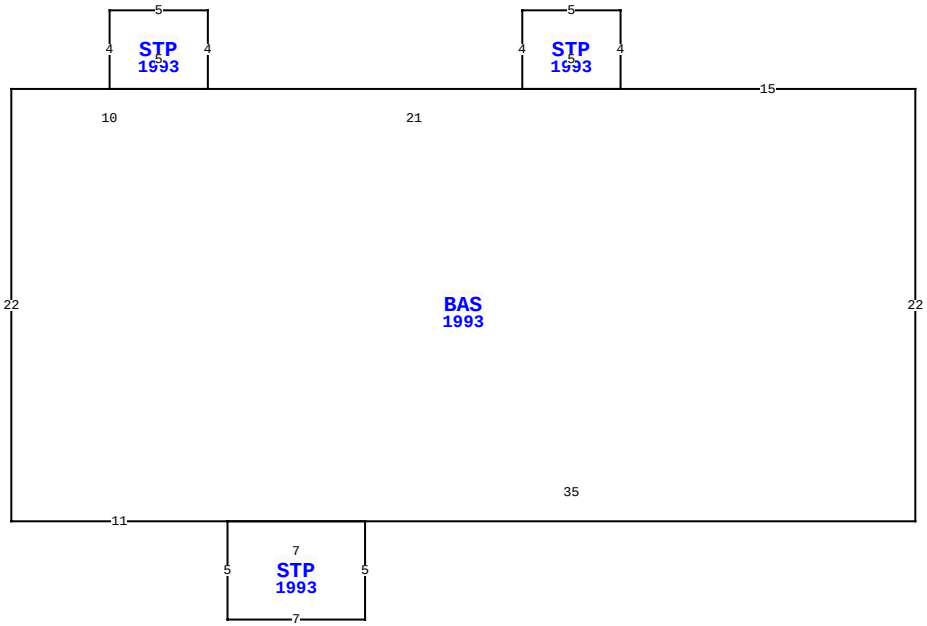
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,012	100	1993	1,012	88,602
STP	20	10	1993	2	175
STP	20	10	1993	2	175
STP	35	10	1993	4	350
TOTALS	1,087			1,020	89,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,020	108.7560	108.76	110,935	1970	1985	0	0	0	19.50	80.50

1 SINGLE FAM – 0% - 0 Heated Area: 1012 HX Base Yr



802 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	89,303
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	202,500
TOTAL MARKET VALUE	291,803
SOH/AGL Deduction	121,777
ASSESSED VALUE	170,026
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,026
TOTAL JUST VALUE	291,803
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080477	REPAIR/RRF	1,800	03/25/2008
6510	REPAIR/RRF	277	04/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1443/0140	9/08/2006	WD	Q	I	01	100
GRANTOR: BOATMAN CARRIE LEE						
GRANTEE: BOATMAN CARRIE LEE						
0107/0306	1/01/1970	TA	U	I		14,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 STP=[YR=1993] N4 W5 S4 E5$ W21
STP=[YR=1993] N4 W5 S4 E5$ W10 S22 E11 STP=[YR=1993] S5 E7 N5 W7$ E35 N22$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	75.00	100.00	75.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	202,500							

REVIEW DATE 05/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 202,500 Market: 0 Agricultural: 0 Common: 202,500 PRINTED 07/30/2025 BY SYS