

BLK 214 S 58 FT OF TRACT A OF
LOT 2 & N 42 FT OF TRACT B OF
LOT 2 IN OR 2119/1146

RANDOLPH LINDA B/BLUE MICHAEL DAVID SR
620 S 11TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0214-02A2



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	26	AL SIDING 80			
Exterior Wall	05	AVERAGE 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1.5 100			
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	1,346	100	1993	1,346	109,898
FOP	34	30	2008	10	817
UGR	264	45	1993	119	9,716
TOTALS	1,644			1,475	120,431

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,475	103.6830	103.68	152,928	1950	1980		0	0	21.25
1 SINGLE FAM - 100% - 2019 Heated Area: 1346 HX Base Yr 2019											
620 S 11TH ST, FERNANDINA BEACH											
BLD DATE 04/09/2014 KK LGL DATE 05/07/2025 MLU XF DATE INC DATE											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY			STANDARD			
Tax Group: 2			Tax Dist:			
BUILDING MARKET VALUE			120,431			
TOTAL MARKET OB/XF VALUE			201			
TOTAL LAND VALUE - MARKET			270,000			
TOTAL MARKET VALUE			390,632			
SOH/AGL Deduction			233,309			
ASSESSED VALUE			157,323			
TOTAL EXEMPTION VALUE			HX HB BX SX		105,722	
BASE TAXABLE VALUE			51,601			
TOTAL JUST VALUE			390,632			
NCON VALUE			0			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			335,282			
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TOTALS		1,644				1,475		120,431		620 S 11TH ST, FERNANDINA BEACH										XF DATE		LAND DATE		05/07/2025		MLU		BUILDING NOTES																	
EXTRA FEATURES																						INC DATE		AG DATE																					
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																						
1	0819		CONC 12"		0	100	8	6	48.00		SF	9.50		9.50		100	1985	1985	3	44	201																								