BLOCK 214 E1/2 OF D OF LOT 10
& E1/2 OF N14 FT OF C OF 10
IN OR 2311/1591

WILLIAMS JOSHUA W/WILLIAMS THEADESSA
1132 FIR STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0214-10D1

BUILDING CHARACTERISTICS

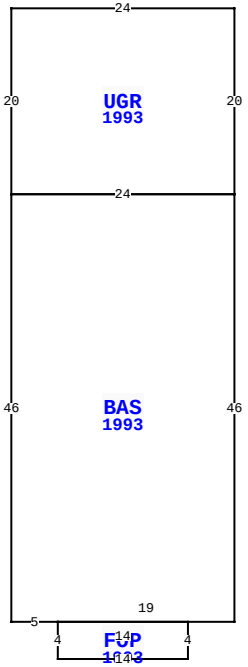
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	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	1,104	100	1993	1,104	101,609
FOP	56	30	1993	17	1,565
UGR	480	45	1993	216	19,880
TOTALS	1,640			1,337	123,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,337	112.2368	112.24	150,065	1938	2000	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1104 HX Base Yr 2023



1132 FIR ST, FERNANDINA BEACH

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

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	30	9	270.00	SF	6.50	6.50	100	1986	1986	3	47	825	
2	1243	WD DECK F	0	100	16	9	144.00	SF	3.20	3.20	100	2000	2000	3	20	92	
3	1242	WD DECK A	0	100	8	6	48.00	SF	4.00	4.00	100	2005	2005	3	22	42	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		123,053
TOTAL MARKET OB/XF VALUE		959
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		259,012
SOH/AGL Deduction		32,055
ASSESSED VALUE		226,957
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		176,235
TOTAL JUST VALUE		259,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120803	REPAIR/RRF	6,200	05/08/2012
2854	REMODEL	4,710	06/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/0349	12/15/2022	QC	U	I	11	100
GRANTOR: WILLIAMS THEADESSA						
GRANTEE: WILLIAMS THEADESSA						
2311/1591	10/05/2019	WD	U	I	11	100
GRANTOR: HORRY SYLVIA						
GRANTEE: HORRY SYLVIA & THEA						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24S20 BAS=[YR=1993] S46E5 FOP=[YR=1993] S4E14N4W14$ E19 N46W24 $ E24N20$.

LAND DESCRIPTION

TOTAL OB/XF 959

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS