



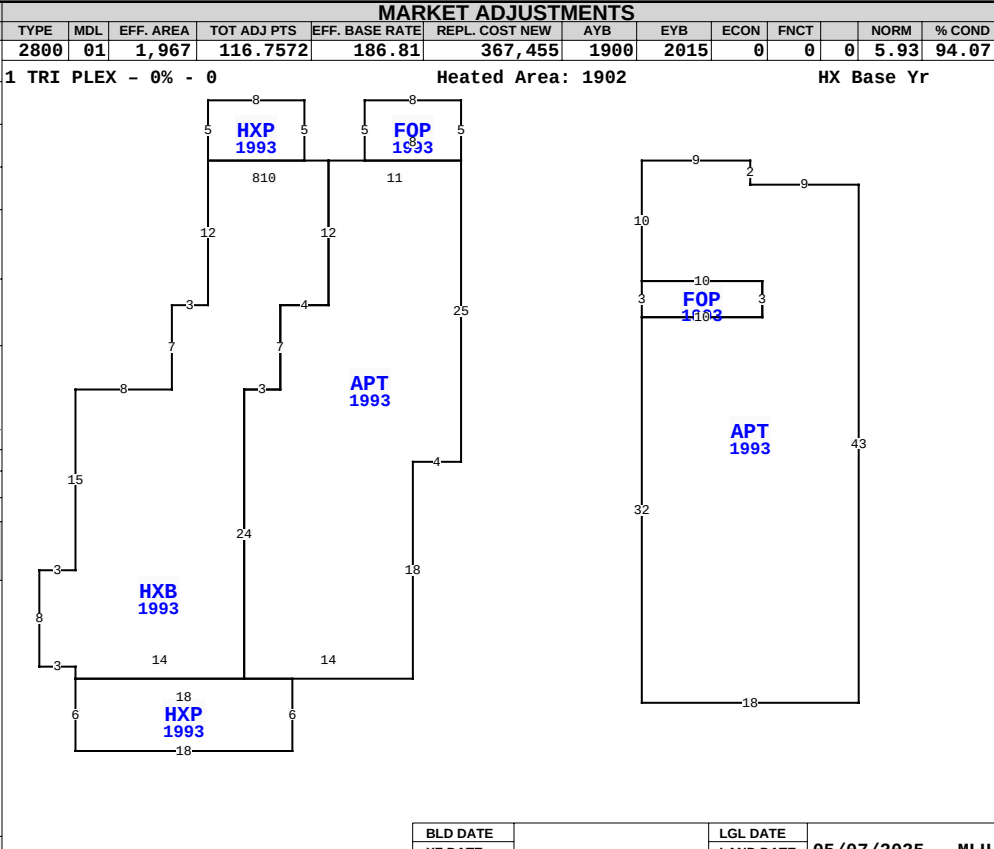
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0800	MULTI-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
APT	597	100	1993	597	104,913
APT	762	100	1993	762	133,908
FOP	30	30	1993	9	1,581
FOP	40	30	1993	12	2,109
HXB	543	100	1993	543	95,423
HXP	40	30	1993	12	2,109
HXP	108	30	1993	32	5,624
TOTALS	2,120			1,967	345,665

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	34	5	170.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	0	0	62.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000800	C	MULTI-FAMILY	0	0006	R-2	43.00	100.00	43.00	FF	



402 S 11TH ST	ABC, FERNANDINA BEACH
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	05/07/2025
LAND DATE	MLU
AG DATE	

TOTAL OB/XF											
302											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		345,665	
TOTAL MARKET OB/XF VALUE		302	
TOTAL LAND VALUE - MARKET		116,100	
TOTAL MARKET VALUE		462,067	
SOH/AGL Deduction		208,205	
ASSESSED VALUE		253,862	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		253,862	
TOTAL JUST VALUE		462,067	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		343,485	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110476	ELEC OTHER	250	04/01/2011
19972200	REMODEL	40,000	10/29/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2770/803	2/24/2025	WD Q	Q	I	01
GRANTOR: CECIL JEAN INVESTMENT					
GRANTEE: KENNEDY ANDREW					
2453/1055	3/31/2021	WD Q	Q	I	01
GRANTOR: QUALE DAVID & AMY BRA					
GRANTEE: CECIL JEAN INVESTME					

BUILDING NOTES											
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BUILDING DIMENSIONS

FOP=[YR=1993] N5 W8 S5 E8\$ APT=[YR=1993] W11 HXB=[YR=1993] W10 HXP=[YR=1993] N5 E8 S5 W8\$ S12 W3 S7 W8 S15 W3 S8 E3 S1 HXP=[YR=1993] S6 E18 N6 W18\$ E14 N24 E3 N7 E4 N12\$S12 W4 S7 W3 S24 E14 N18 E4 N25\$ PTR=E15 APT=[YR=1993] E9 S2 E9S43 W18 N32 FOP 1993= N3 E10 S3 W10\$E10 N3W10 N10\$ W15\$.