BLOCK 215 SUB S 2/3 OF B OF 2
CITY OF FERNANDINA BEACH

TURNER BETH ANN
428 S 11TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0215-02B2

BUILDING CHARACTERISTICS

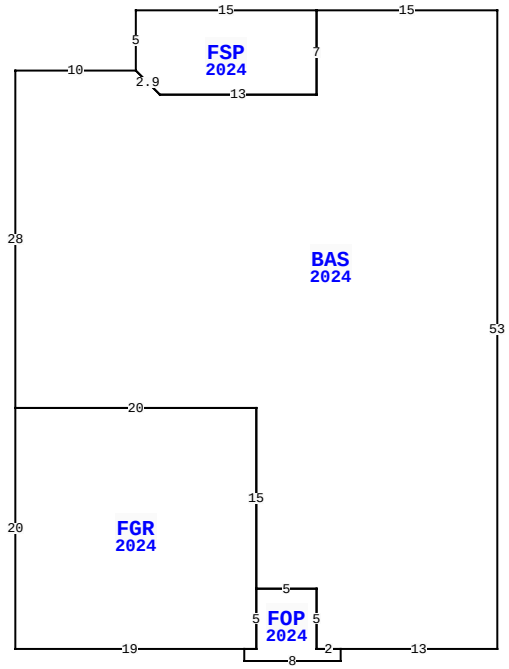
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,542	100	2024	1,542	255,694
FGR	400	55	2024	220	36,480
FOP	33	30	2024	10	1,658
FSP	103	40	2024	41	6,799
TOTALS	2,078			1,813	300,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,813	125.6200	165.82	300,632	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1542 HX Base Yr 2024



428 S 11TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		300,632
TOTAL MARKET OB/XF VALUE		4,118
TOTAL LAND VALUE - MARKET		154,791
TOTAL MARKET VALUE		459,541
SOH/AGL Deduction		32,587
ASSESSED VALUE		426,954
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		371,232
TOTAL JUST VALUE		459,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	CO		08/14/2023
2023-0063	NEW SFR	287,143	03/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/1895	8/16/2023	WD	Q	I	02	548,000
GRANTOR: CBI CONSTRUCTION INC						
GRANTEE: TURNER BETH ANN						
2663/1893	8/16/2023	QC	U	V	11	100
GRANTOR: GIBBS MICHAEL						
GRANTEE: CBI CONSTRUCTION IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=90,11] W15 S7 W13 U2L2 W10 S28 E20 S15 E5 S5 E2 E13 N53 $
FGR=[YR=2024;ORIG=50,44] E20 S15 S5 W1 W19 N20 $
FSP=[YR=2024;ORIG=75,11] W15 S5 D2R2 E13 N7 $
FOP=[YR=2024;ORIG=70,59] E5 S5 E2 S1 W8 N1 E1 N5 $
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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	0811	CONCRETE B	0	100	0	0	792.00	SF	5.20	5.20	100	2024	2023		100	4,118	

LAND DESCRIPTION

TOTAL OB/XF 4,118

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		R-2	57.00	100.00	57.33	FF		1.00	1.00	1.00	2,700.00	2,700.00	154,791							

REVIEW DATE 01/29/2024 BY DJ Total Acres: 0.00 Total Land Value: 154,791 Market: 0 Agricultural: 0 Common: 154,791 PRINTED 07/30/2025 BY SYS