BLK 216 TRACT D OF LOT 3 &
S1/2 OF TRACT C OF LOT 2
CITY OF FDNA BEACH S/D OF

RUNDSTEDT RONALD JOHN & TINA D
227 DIVISION ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0216-03D0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	01	NONE 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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

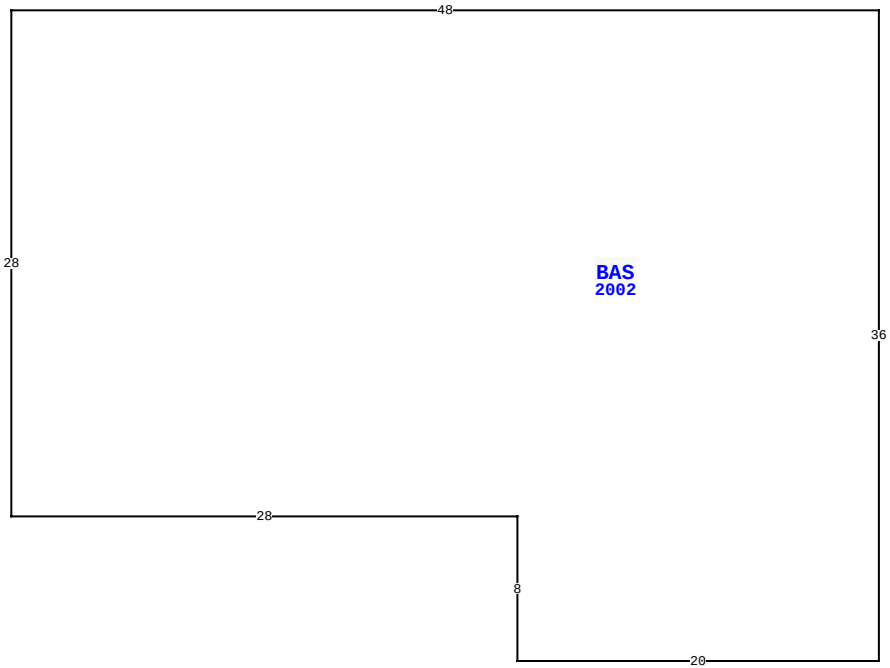
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	2002	1,504	108,869
TOTALS	1,504			1,504	108,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,504	97.4916	97.49	146,625	2002	2002	0	0	15	10.75	74.25

1 SINGLE FAM – 100% - 2024 Heated Area: 1504 HX Base Yr 2024



227 DIVISION ST, FERNANDINA BEACH

BLD DATE		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		108,869
TOTAL MARKET OB/XF VALUE		2,243
TOTAL LAND VALUE - MARKET		267,300
TOTAL MARKET VALUE		378,412
SOH/AGL Deduction		44,815
ASSESSED VALUE		333,597
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		277,875
TOTAL JUST VALUE		378,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0174	GAR 36X20	60,000	06/10/2024
20021029	NEW CONSTR	80,000	06/17/2002
20020512	DEMOLITION	3,000	03/26/2002
2002877	REMODEL	6,000	05/05/2000
10237	REPAIR/RRF	1,600	01/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/1741	1/24/2023	WD	Q	I	01	325,000
GRANTOR: BAKER BARBARA & EDWAR						
GRANTEE: RUNDSTEDT RONALD JO						
2576/1364	7/07/2022	FJ	U	I	11	0
GRANTOR: REED MATTIE EST						
GRANTEE: BAKER BARBARA & EDW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W48 S28 E28 S8 E20 N36 $.

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	42	4	168.00	SF	6.50	6.50	100	2005	2005	3	84	917	
2	0810	CONCRETE A	0	100	3	8	24.00	SF	6.50	6.50	100	2002	2002	3	80	125	
3	0810	CONCRETE A	0	100	84	11	924.00	SF	6.50	6.50	100	1960	1960	3	20	1,201	

LAND DESCRIPTION

TOTAL OB/XF 2,243

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	99.00	100.00	99.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	267,300							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 267,300 Market: 0 Agricultural: 0 Common: 267,300 PRINTED 07/30/2025 BY SYS