BLOCK 216 N1/2 OF SUB A OF 5
IN OR 859/461
CITY OF FDNA BEACH

JONES JOHNELL JR
322 S 11TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0216-05A1

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

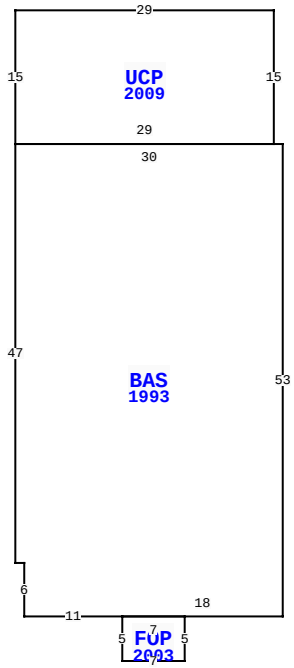
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	1,584	100	1993	1,584	131,629
FOP	35	30	2003	10	831
UCP	435	20	2009	87	7,230
TOTALS	2,054			1,681	139,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,681	101.6500	101.65	170,874	1932	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 1999 Heated Area: 1584 HX Base Yr 1999



322 S 11TH ST, FERNANDINA BEACH

BLD DATE	03/27/2015 KK	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		139,689
TOTAL MARKET OB/XF VALUE		4,337
TOTAL LAND VALUE - MARKET		116,100
TOTAL MARKET VALUE		260,126
SOH/AGL Deduction		203,320
ASSESSED VALUE		56,806
TOTAL EXEMPTION VALUE	HX HB	31,806
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		260,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100777	H/AC	650	05/11/2010
2003205	REMODEL	250	06/12/2000
990567	XFOB	100	06/02/1999
6790	REPAIR/RRF	1,200	10/29/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0859/0461	12/15/1998	WD	Q	I		37,000
GRANTOR: WARD BUFFORD B ESTATE						
GRANTEE: JONES JOHNELL JR						
0757/1751	4/24/1996	QC	Q	I	01	100
GRANTOR: WARD BUFORD						
GRANTEE: WARD BUFORD/HAUGABR						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2009] W29S15 BAS=[YR=1993] S47 E1 S6 E11
FOP=[YR=2003] S5 E7 N5 W7$ E18 N53W30$E29N15$.

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	0940	SHEDS/PORT	0	100	19	14	266.00	SF	30.00	30.00	100	2009	2009	3	35	2,793	
2	0810	CONCRETE A	0	100	0	0	300.00	SF	5.85	5.85	100	2008	2008	3	88	1,544	

LAND DESCRIPTION

TOTAL OB/XF 4,337

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	43.00	100.00	43.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	116,100							

REVIEW DATE 06/30/2020 BY DJA Total Acres: 0.00 Total Land Value: 116,100 Market: 0 Agricultural: 0 Common: 116,100 PRINTED 07/30/2025 BY SYS