BLOCK 216 SUB A OF LOT 8
CITY OF FDNA BEACH

DUFF RACHEL
15606 BUSHY PARK ROAD
WOODBINE, MD 21797

**2025**

**00-00-31-1800-0216-08A0**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 07 | ASB SHNGLE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 |

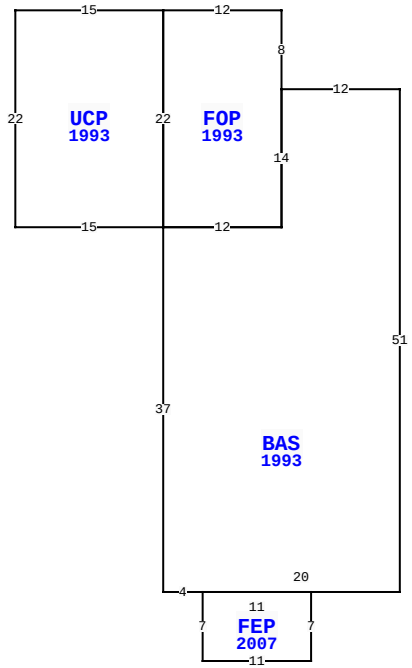
| | | | |
|---|---|---|---|
| DOR CODE | 0800 | MULTI-FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1009.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,056 | 100 | 1993 | 1,056 | 72,081 |
| FEP | 77 | 80 | 2007 | 62 | 4,232 |
| FOP | 264 | 30 | 1993 | 79 | 5,393 |
| UCP | 330 | 20 | 1993 | 66 | 4,505 |
| TOTALS | 1,727 | | | 1,263 | 86,210 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,263 | 96.8240 | 96.82 | 122,284 | 1948 | 1980 | 0 | 0 | 0 | 29.50 | 70.50 |

1 SINGLE FAM – 0% - 2024 Heated Area: 1056 HX Base Yr




228 DIVISION ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 04/02/2014 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 | 123,929 |
| TOTAL MARKET OB/XF VALUE | 1,339 |
| TOTAL LAND VALUE - MARKET | 151,200 |
| TOTAL MARKET VALUE | 276,468 |
| SOH/AGL Deduction | 9,209 |
| ASSESSED VALUE | 267,259 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 267,259 |
| TOTAL JUST VALUE | 276,468 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 242,963 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| DEMR-2024-0 | DEMOLISH AND REMO | 5,000 | 09/06/2024 |
| 20080297 | H/AC | 3,400 | 02/27/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2662/1166 | 8/18/2023 | WD | U | I | 37 | 112,000 |
| GRANTOR: MASON CARLENA L | | | | | | |
| GRANTEE: DUFF RACHEL | | | | | | |
| 2662/1163 | 8/01/2023 | QC | U | I | 11 | 100 |
| GRANTOR: MASON SEAN R JR A/K/A | | | | | | |
| GRANTEE: MASON CARLENA L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W12 FOP=[YR=1993] N8 W12 UCP=[YR=1993] W15 S22 E15N22$ S22 E12 N14 $ S14 W12 S37 E4 FEP=[YR=2007] S7E11N7W11$ E20 N51$.

## 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 | 0 | 55 | 10 | 550.00 | SF | 6.50 | 6.50 | 100 | 1948 | 1948 | 3 | 20 | 715 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 480.00 | SF | 6.50 | 6.50 | 100 | 1960 | 1960 | 3 | 20 | 624 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,339

| 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 | 000800 | C | MULTI-FAMILY | 0 | 0006 | R-2 | 56.00 | 100.00 | 56.00 | FF | | 1.00 | 1.00 | 1.00 | 2,700.00 | 2,700.00 | 151,200 | | | | | | | |

REVIEW DATE 05/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 151,200 Market: 0 Agricultural: 0 Common: 151,200 PRINTED 07/30/2025 BY SYS

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**2025**

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## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 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 | 08 | SHT VINYL 20 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| 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 |

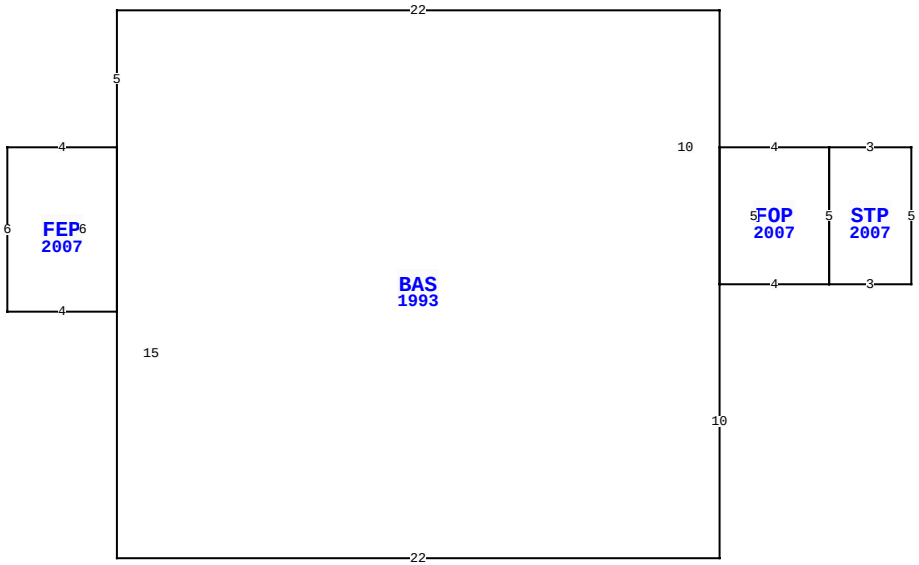
| | | | |
|---|---|---|---|
| DOR CODE | 0800 | MULTI-FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1009.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 440 | 100 | 1993 | 440 | 35,538 |
| FEP | 24 | 80 | 2007 | 19 | 1,534 |
| FOP | 20 | 30 | 2007 | 6 | 485 |
| STP | 15 | 10 | 2007 | 2 | 162 |
| TOTALS | 499 | | | 467 | 37,719 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 467 | 98.8000 | 98.80 | 46,140 | 1948 | 1980 | 0 | 0 | 0 | 18.25 | 81.75 |

2 SINGLE FAM – 0% - 2024 Heated Area: 440 HX Base Yr




228 DIVISION ST, FERNANDINA BEACH

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| XF DATE | | LAND DATE | 05/07/2025 MLU |
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## NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

### VALUATION SUMMARY

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| TOTAL MARKET OB/XF VALUE | 1,339 |
| TOTAL LAND VALUE - MARKET | 151,200 |
| TOTAL MARKET VALUE | 276,468 |
| SOH/AGL Deduction | 9,209 |
| ASSESSED VALUE | 267,259 |
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| BASE TAXABLE VALUE | 267,259 |
| TOTAL JUST VALUE | 276,468 |
| NCON VALUE | 0 |
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| PREVIOUS YEAR MKT VALUE | 242,963 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
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## SALES DATA

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|---|---|---|---|---|---|---|
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| GRANTOR: MASON CARLENA L | | | | | | |
| GRANTEE: DUFF RACHEL | | | | | | |
| 2662/1163 | 8/01/2023 | QC | U | I | 11 | 100 |
| GRANTOR: MASON SEAN R JR A/K/A | | | | | | |
| GRANTEE: MASON CARLENA L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W22 S5 FEP=[YR=2007] W4S6E4 N6$S15 E22 N10
FOP=[YR=2007] E4 STP=[YR=2007] E3N5W3S5$N5W4S5$N10$.

## EXTRA FEATURES

| L N | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 05/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 151,200 Market: 0 Agricultural: 0 Common: 151,200 PRINTED 07/30/2025 BY SYS