BLK 216 N1/2 OF TRACT B OF
LOT 9 IN OR 1621/178
CITY OF FDNA BEACH S/D

WILSON MICHAEL & OLGA
PSC 470 BOX 3176
FPO, AP 96534-0032

2025

00-00-31-1800-0216-09B1

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	03	Quality Level 03

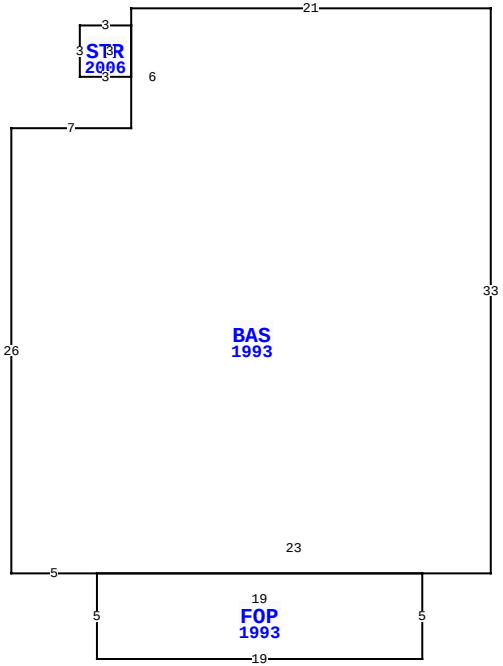
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	1993	875	85,636
FOP	95	30	1993	28	2,740
STR	9	10	2006	1	98
TOTALS	979			904	88,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	904	110.9000	110.90	100,254	1920	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 2010 Heated Area: 875 HX Base Yr 2010



224 DIVISION ST, FERNANDINA BEACH

BLD DATE	03/26/2015 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		88,474
TOTAL MARKET OB/XF VALUE		936
TOTAL LAND VALUE - MARKET		116,100
TOTAL MARKET VALUE		205,510
SOH/AGL Deduction		147,840
ASSESSED VALUE		57,670
TOTAL EXEMPTION VALUE	HX HB	32,670
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		205,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110132	SOLAR ELECTRIC	9,300	01/31/2011
20090943	3 WINDOWS REPLACE	2,427	07/17/2009
20090783	ABV.GRND.TANK	1,200	06/19/2009
20062339	FENCE	2,725	10/17/2006
20060994	REROOF W/30YR SHN	1,500	05/10/2006
20060627	NEW H/AC	2,000	03/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1621/0178	5/22/2009	WD	U	I	12	50,200
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: WILSON MICHAEL & OL						
1593/1280	11/17/2008	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N33 W21 S1 STR=[YR=2006] W3 S3E3N3$S6 W7 S26E5
FOP=[YR=1993] S5 E19N5W19$E23$.

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	13	10	130.00	SF	30.00	30.00	100	2006	2006	3	24	936	

LAND DESCRIPTION

TOTAL OB/XF 936

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 116,100 Market: 0 Agricultural: 0 Common: 116,100 PRINTED 07/30/2025 BY SYS