BLOCK 230 SUB C OF LOT 3
IN OR 1945/1743
CITY OF FDNA BEACH

STARR NANCY A
97098 PIRATES POINT RD
YULEE, FL 32097

2025

00-00-31-1800-0230-03C0

BUILDING CHARACTERISTICS

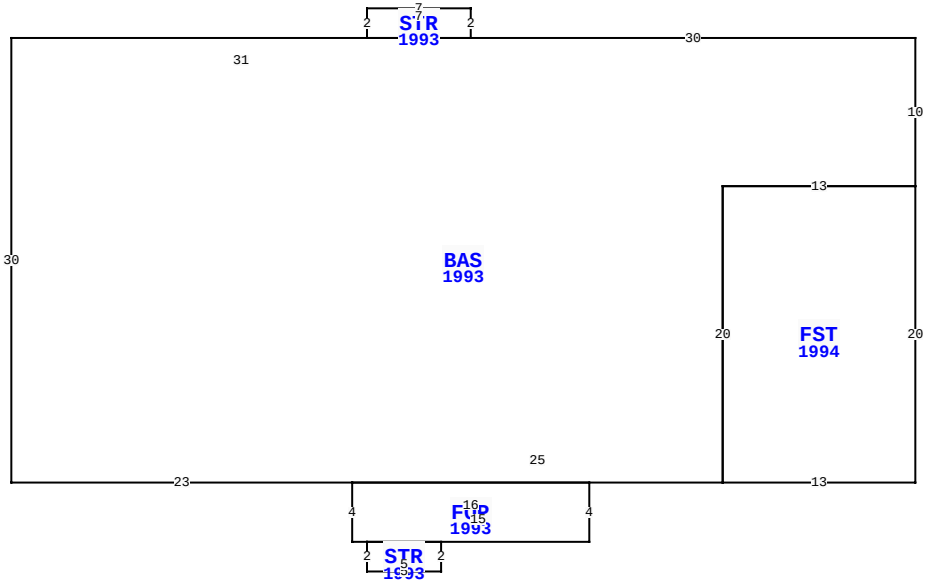
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,570	100	1993	1,570	101,623
FOP	64	30	1993	19	1,230
FST	260	55	1994	143	9,256
STR	10	10	1993	1	65
STR	14	10	1993	1	65
TOTALS	1,918			1,734	112,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,734	111.6000	111.60	193,514	1960	1960	0	0	0	42.00	58.00

1 SINGLE FAM – 0% - 0 Heated Area: 1570 HX Base Yr



1216 CEDAR ST, FERNANDINA BEACH

BLD DATE	04/07/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	112,238
TOTAL MARKET OB/XF VALUE	403
TOTAL LAND VALUE - MARKET	151,200
TOTAL MARKET VALUE	263,841
SOH/AGL Deduction	70,443
ASSESSED VALUE	193,398
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,398
TOTAL JUST VALUE	263,841
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110616	H/AC	3,500	04/25/2011
20071620	REPAIR/RRF	2,000	08/24/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1945/1743	10/29/2014	WD	U	I	38	67,500
GRANTOR: MASON SEAN JR						
GRANTEE: STARR NANCY A						
1868/0480	7/14/2013	PR	U	I	19	100
GRANTOR: DAVIS CLYDE W P/R						
GRANTEE: MASON SEAN JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 STR=[YR=1993] N2W7S2E7$ W31S30E23
FOP=[YR=1993] S4E1 STR=[YR=1993] S2E5N2W5$E15N4W16$ E25
FST=[YR=1994] E13N20W13S20$ N20E13 N10$.

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	0	0	310.00	SF	6.50	6.50	100	1960	1960	3	20	403	

LAND DESCRIPTION

TOTAL OB/XF 403

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	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 12/13/2022 BY TW Total Acres: 0.00 Total Land Value: 151,200 Market: 0 Agricultural: 0 Common: 151,200 PRINTED 07/30/2025 BY SYS