BLOCK 240 LOT E100 FT OF
N75 FT OF LOT 6
CITY OF FDNA BEACH

YURKSHAT JASON & DEBRA
11205 WEDGE DR
RESTON, VA 20190

2025

00-00-31-1800-0240-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

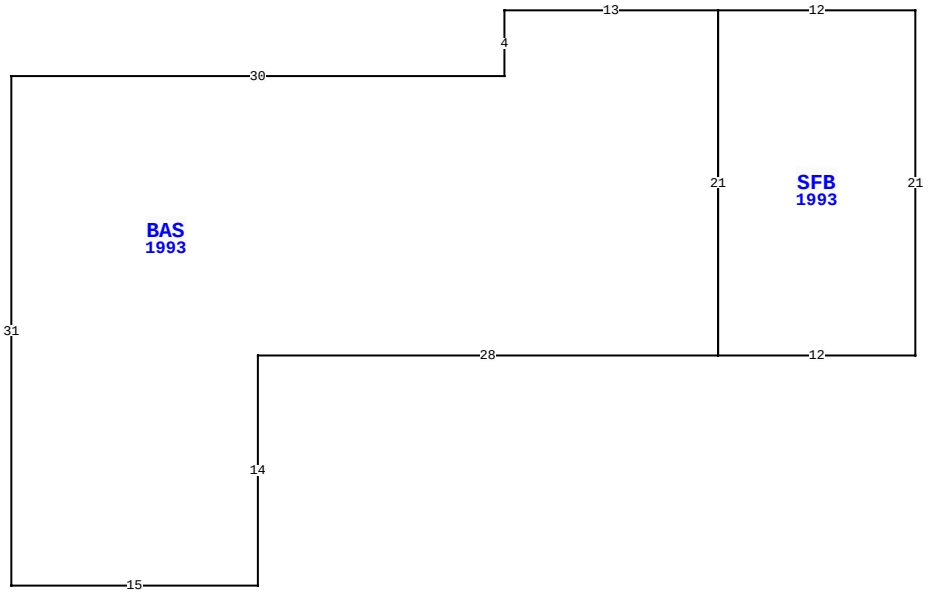
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	993	100	1993	993	130,043
SFB	252	80	1993	202	26,454
TOTALS	1,245			1,195	156,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,195	138.7540	183.16	218,876	1958	1985	0	0	0	28.50	71.50

1 SNGL FAM – 100% - 2023 Heated Area: 1195 HX Base Yr 2023



723 S 14TH ST, FERNANDINA BEACH

BLD DATE	02/04/2015 KK	LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		156,496
TOTAL MARKET OB/XF VALUE		898
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		322,394
SOH/AGL Deduction		11,163
ASSESSED VALUE		311,231
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		260,509
TOTAL JUST VALUE		322,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090333	REPAIR/RRF	4,800	03/16/2009
20041529	H/AC	4,000	08/24/2004
20041530	CHNGE SRVC	2,000	08/24/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2777/1895	3/26/2025	WD	Q	I	01	405,000
GRANTOR: SCIUTO STELLA L/E						
GRANTEE: YURKSHAT JASON & DE						
2611/1347	1/05/2023	LE	U	I	11	100
GRANTOR: SCIUTO STELLA						
GRANTEE: BROUILLARD JOHN ELV						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W12 BAS=[YR=1993] W13 S4 W30 S31 E15 N14E28N21 $S21E12N21$.

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	8	50	400.00	SF	6.50	6.50	100	1958	1958	3	20	520	
2	0810	CONCRETE A	0	100	3	12	36.00	SF	6.50	6.50	100	1958	1958	3	20	47	
3	0810	CONCRETE A	0	100	6	10	60.00	SF	6.50	6.50	100	1958	1958	3	20	78	
4	0810	CONCRETE A	0	100	9	19	171.00	SF	6.50	6.50	100	1960	1960	3	20	222	
5	0810	CONCRETE A	0	100	4	6	24.00	SF	6.50	6.50	100	1958	1958	3	20	31	

LAND DESCRIPTION

TOTAL OB/XF 898

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	0003	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	165,000							

REVIEW DATE 06/08/2020 BY DJA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS