BLOCK 241 E'LY 47.72 FT OF
LOTS 81 THRU 84
CITY OF FDNA BEACH

DAVIS CHESLEY
1320 ELM ST UNIT A
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0241-0811

BUILDING CHARACTERISTICS

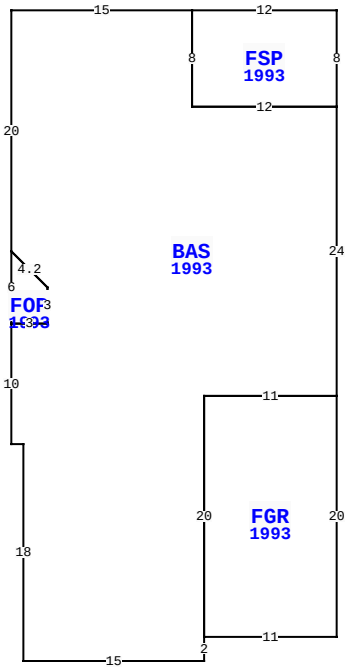
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Common Wall		30 100
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	1,089	100	1993	1,089	91,673
FGR	220	55	1993	121	10,186
FOP	14	30	1993	4	337
FSP	96	40	1993	38	3,199
TOTALS	1,419			1,252	105,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,252	101.2960	101.30	126,828	1987	1987	0	0	0	16.90	83.10

1 TOWNHOUSE – 0% - 2025 Heated Area: 1089 HX Base Yr



1320 ELM ST A, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	105,394
TOTAL MARKET OB/XF VALUE	4,598
TOTAL LAND VALUE - MARKET	129,600
TOTAL MARKET VALUE	239,592
SOH/AGL Deduction	0
ASSESSED VALUE	239,592
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,592
TOTAL JUST VALUE	239,592
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/334	6/09/2025	WD	Q	I	01	323,000
GRANTOR: MEDICO LYNDSEY						
GRANTEE: DAVIS CHESLEY						
2769/1102	2/18/2025	SW	U	I	18	240,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: MEDICO LYNDSEY						

BUILDING NOTES

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	58	3	174.00	SF	6.50	6.50	100	1987	1987	3	49.5	560	
2	0810	CONCRETE A	0	0	51	16	816.00	SF	6.50	6.50	100	1987	1987	3	49.5	2,625	
3	0940	SHEDS/PORT	0	0	6	10	60.00	SF	30.00	30.00	100	1995	1995	3	20	360	
4	0810	CONCRETE A	0	0	18	12	216.00	SF	6.50	6.50	100	1999	1999	3	75	1,053	

BUILDING DIMENSIONS

FSP=[YR=1993] W12 BAS=[YR=1993] W15 S20 FOP=[YR=1993] S6 E3 N3 U3 L3 $ D3 R3 S3W3 S10 E1 S18 E15 N2 FGR=[YR=1993] E11 N20 W11 S20 $ N20 E11 N24 W12 N8 $ S8 E12 N8 $.

LAND DESCRIPTION

TOTAL OB/XF 4,598

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	48.00	100.00	48.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	129,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 129,600 Market: 0 Agricultural: 0 Common: 129,600 PRINTED 07/30/2025 BY SYS