BLOCK 242 E'LY 50 FT OF THE
S'LY 110 FT OF LOT 6
CITY OF FDNA BEACH

ANDREWS LENNA M
88 ENSENADA DR
WHITE ROCK, NM 87547

2025

00-00-31-1800-0242-0060

BUILDING CHARACTERISTICS

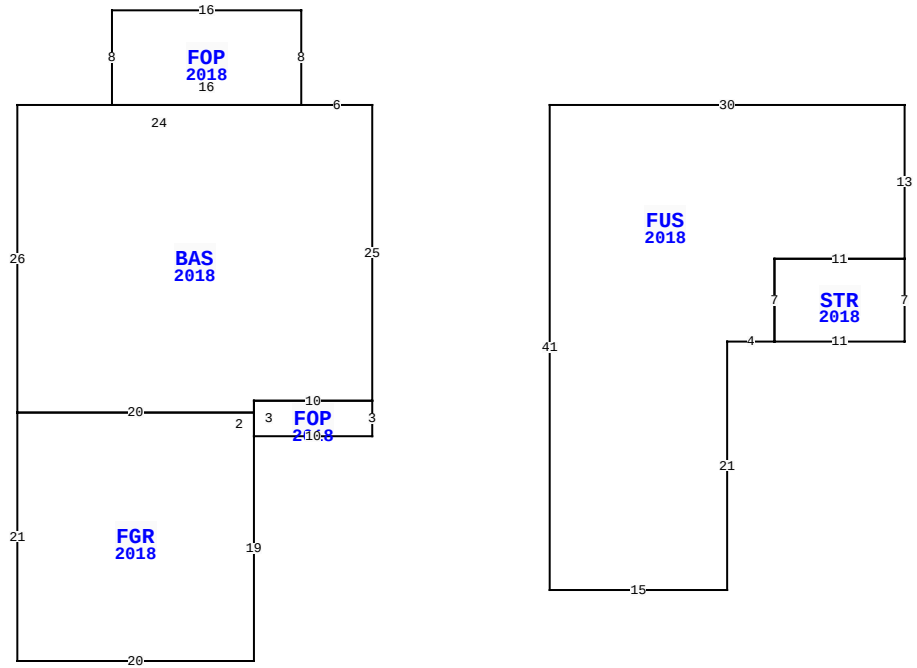
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
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	770	100	2018	770	143,836
FGR	420	55	2018	231	43,151
FOP	30	30	2018	9	1,681
FOP	128	30	2018	38	7,098
FUS	838	100	2018	838	156,538
STR	77	10	2018	8	1,495
TOTALS	2,263			1,894	353,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,894	145.1419	191.59	362,871	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 1608 HX Base Yr 2019



1339 DATE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 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		353,799
TOTAL MARKET OB/XF VALUE		4,416
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		468,215
SOH/AGL Deduction		166,154
ASSESSED VALUE		302,061
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		251,339
TOTAL JUST VALUE		468,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171800	CO ISSUED	0	03/12/2018
20171800	NEW CONSTR	205,597	06/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2801/1757	7/18/2025	WD	Q	I	01	510,200
GRANTOR: ROBERTS SAMUEL & SARA						
GRANTEE: ANDREWS LENNA M						
2216/0624	7/10/2018	WD	U	I	11	100
GRANTOR: MASON & MAGNOLIA LLC						
GRANTEE: ROBERTS SAMUEL & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W6 FOP=[YR=2018] N8 W16 S8 E16$ W24 S26
FGR=[YR=2018] S21 E20 N19 FOP=[YR=2018] E10 N3 W10 S3$ N2
W20$ E20 N1 E10 N25$ PTR=E15 FUS=[YR=2018] E30 S13
STR=[YR=2018] S7 W11 N7 E11$ W11 S7 W4 S21 W15 N41 $ W15$.

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	0811	CONCRETE B	0	100	0	0	763.00	SF	5.20	5.20	100	2018	2018	3	97	3,849	
2	0810	CONCRETE A	0	100	0	0	90.00	SF	6.50	6.50	100	2018	2018	3	97	567	

LAND DESCRIPTION

TOTAL OB/XF 4,416

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		R-2	50.00	110.00	50.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	110,000							

REVIEW DATE 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/30/2025 BY SYS