

HEARD LEASING LLC
P O BOX 693
FERNANDINA BEACH, FL 32035-0693

00-00-31-1800-0244-0010

[illegible]

BLK 244 LOT 1
IN OR 1704/407
CITY OF FDNA BEACH S/D OF

HEARD LEASING LLC
P O BOX 693
FERNANDINA BEACH, FL 32035-0693

2025

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	12	CEDAR 100			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 100			
Ceiling	02	F. NOT SUS 100			
Air Condition	03	CENTRAL 100			
Heating Type	03	FORCED AIR 100			
Fixtures		2 100			
Frame	02	WOOD FRAME 100			
Common Wall		9 100			
Story Height		10 100			
RMS		2 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	7600	MORTUARY/CEMETERY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	1005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	1993	504	19,771
TOTALS	504			504	19,771

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1701	04	504	93.0668	130.76	65,903	1900	1980	0	0	0	70.00	30.00	
2 OFFICE - 0% - 0													
Heated Area: 504													
HX Base Yr													
28													
18													
BAS 1993													
28													

NASSAU COUNTY PROPERTY									
PAGE 2 of 4									
VALUATION SUMMARY									
VALUATION BY						STANDARD			
Tax Group: 2				Tax Dist:					
BUILDING MARKET VALUE						1,052,817			
TOTAL MARKET OB/XF VALUE						24,207			
TOTAL LAND VALUE - MARKET						989,000			
TOTAL MARKET VALUE						2,066,024			
SOH/AGL Deduction						815,908			
ASSESSED VALUE						1,250,116			
TOTAL EXEMPTION VALUE						0			
BASE TAXABLE VALUE						1,250,116			
TOTAL JUST VALUE						2,066,024			
NCON VALUE						0			
INCOME VALUE									
PREVIOUS YEAR MKT VALUE						2,059,662			

EXTRA FEATURES			
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