BLOCK 254 N75 FT OF S119 FT
OF W100 FT OF E130 FT OF LOT 2
CITY OF FDNA BEACH

PARR SEAN M & SARA M
1009 CALLE CORTA
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0254-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

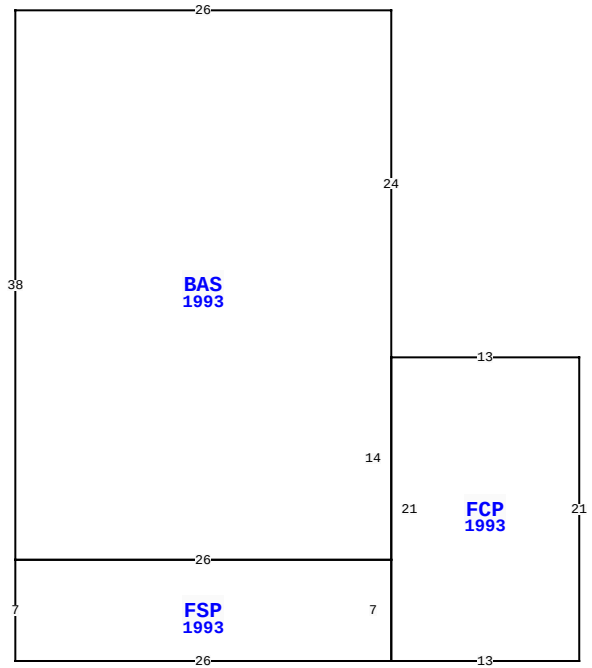
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	1993	988	97,866
FCP	273	25	1993	68	6,735
FSP	182	40	1993	73	7,231
TOTALS	1,443			1,129	111,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,129	123.0500	123.05	138,923	1975	1975	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 2025 Heated Area: 988 HX Base Yr



1009 CALLE CORTA, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		111,833
TOTAL MARKET OB/XF VALUE		1,725
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		293,558
SOH/AGL Deduction		0
ASSESSED VALUE		293,558
TOTAL EXEMPTION VALUE	13	293,558
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		293,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120233	VINYL SIDING/SOFF	15,000	02/09/2012
20120194	RE-ROOF	6,500	02/07/2012
984739	EXTEND DRIVEWAY	600	01/04/1998
7784	REPAIR/RRF	1,900	07/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2732/1371	8/19/2024	WD	Q	I	01	360,000
GRANTOR: WELLS LISA N						
GRANTEE: PARR SEAN M & SARA						
2677/1838	10/31/2023	FJ	U	I	11	0
GRANTOR: SUTTON ROSETTA M EST						
GRANTEE: WELLS LISA N						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W13 BAS=[YR=1993] N24 W26 S38 FSP=[YR=1993] S7 E26 N7 W26 $ E26 N14 $ S21 E13 N21 $.

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	67	9	603.00	SF	6.50	6.50	100	1985	1985	3	44	1,725	

LAND DESCRIPTION

TOTAL OB/XF 1,725

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	0006	R-1	75.00	100.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS