BLOCK 254 S44 FT OF W100 FT
OF E130 FT OF LOT 2 &
N23.5 FT OF W100 FT OF E130 FT

ALLAN CHARLES L
1007 CALLE CORTA
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0254-0025

BUILDING CHARACTERISTICS

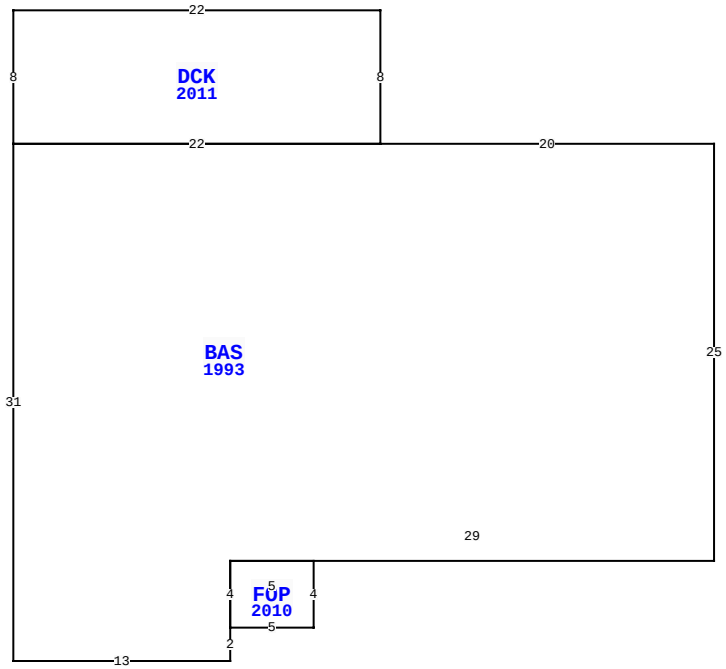
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	03	Quality Level 03
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	1,128	100	1993	1,128	105,492
DCK	176	10	2011	18	1,684
FOP	20	30	2010	6	561
TOTALS	1,324			1,152	107,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,152	115.4340	115.43	132,975	1977	1977	0	0	0	18.98	81.02

1 SINGLE FAM – 100% - 2012 Heated Area: 1128 HX Base Yr 2012



1007 CALLE CORTA, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 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		107,736
TOTAL MARKET OB/XF VALUE		2,299
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		290,035
SOH/AGL Deduction		189,428
ASSESSED VALUE		100,607
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,885
TOTAL JUST VALUE		290,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003633	PRIVACY FENCE	400	08/06/2000
983752	RE-ROOF	1,000	05/18/1998
10453B	REMODEL	3,000	04/24/1997
5938	REMODEL	500	04/20/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1733/1067	4/11/2011	WD	Q	I	02	111,000
GRANTOR: LYNCH CHUCK						
GRANTEE: ALLAN CHARLES L						
1714/1093	12/14/2010	CT	U	I	18	51,300
GRANTOR: CLERK OF COURT						
GRANTEE: LYNCH CHUCK						

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	100	25	10	250.00	SF	6.50	6.50	100	2010	2010	3	90	1,463	
2	0830	FLAGSTONE	0	100	2	22	44.00	SF	12.00	12.00	100	1990	1990	3	57	301	
3	1125	CB/STC 6"	0	100	40	2	80.00	SF	7.35	7.35	100	2011	2011	3	91	535	

BUILDING DIMENSIONS

BAS=[YR=1993] W20 DCK=[YR=2011] N8W22S8E22 $ W22 S31 E13 N2
FOP=[YR=2010] E5 N4 W5 S4 $ N4 E29 N25 $.

LAND DESCRIPTION

TOTAL OB/XF 2,299

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	68.00	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