BLOCK 254 N16 FT OF E100 FT
OF W130 FT OF LOT 10 &
S59 FT OF E100 FT OF W130 FT

JOOST-MILLER JEREMY ET AL
1006 CALLE CORTA
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0254-0093

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

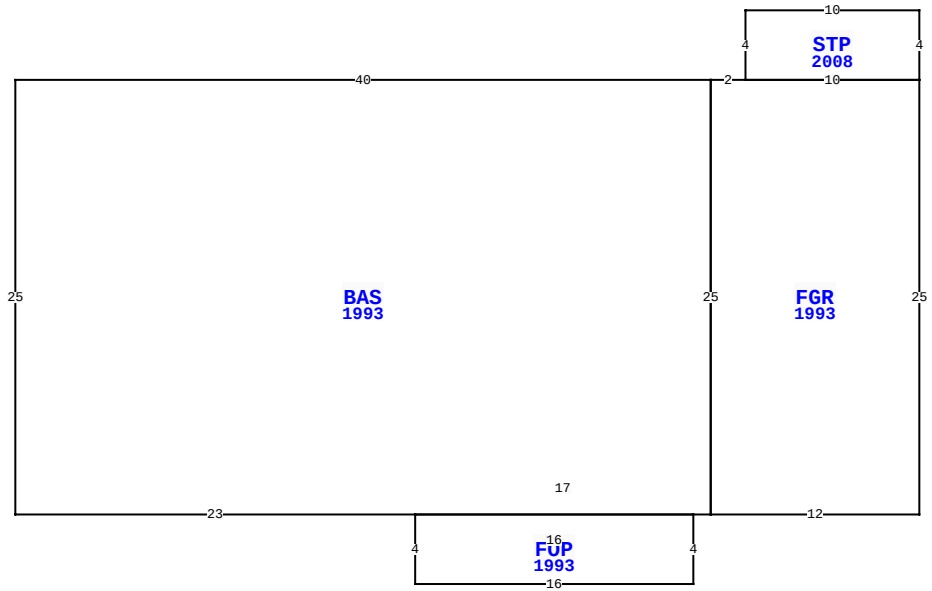
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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	1,000	100	1993	1,000	98,167
FGR	300	55	1993	165	16,197
FOP	64	30	1993	19	1,865
STP	40	10	2008	4	393
TOTALS	1,404			1,188	116,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,188	114.4800	114.48	136,002	1974	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 0% - 2024 Heated Area: 1000 HX Base Yr



1006 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	116,622
TOTAL MARKET OB/XF VALUE	492
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	297,114
SOH/AGL Deduction	0
ASSESSED VALUE	297,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,114
TOTAL JUST VALUE	297,114
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052668	DEMOLITION	1,000	09/20/2005
20033455	REPAIR/RRF	7,000	07/10/2003
20010004	REPAIR/RRF	2,000	01/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2778/652	1/17/2025	QC	U	I	11	100
GRANTOR: VHABAE EMILY E						
GRANTEE: JOOST-MILLER JEREMI						
2644/1620	5/19/2023	WD	Q	I	01	327,000
GRANTOR: THIBAULT TAMMY J						
GRANTEE: JOOST-MILLER JEREMY						

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=2008] W10S4 FGR=[YR=1993] W2 BAS=[YR=1993] W40 S25E23
FOP=[YR=1993] S4 E16N4W16$ E17N25$ S25E12N25W10 $ E10N4$.

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	0	0	303.00	SF	6.50	6.50	100	1975	1975	3	25	492	

LAND DESCRIPTION

TOTAL OB/XF 492

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-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