BLOCK 254 N75 FT OF S134 FT OF
E100 FT OF W130 FT OF LOT 9
IN OR 1829/42

STEVENSON BREN M
1008 CALLE CORTA
FERNANDINA BEACH, FL 32034-3172

2025

00-00-31-1800-0254-0094

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

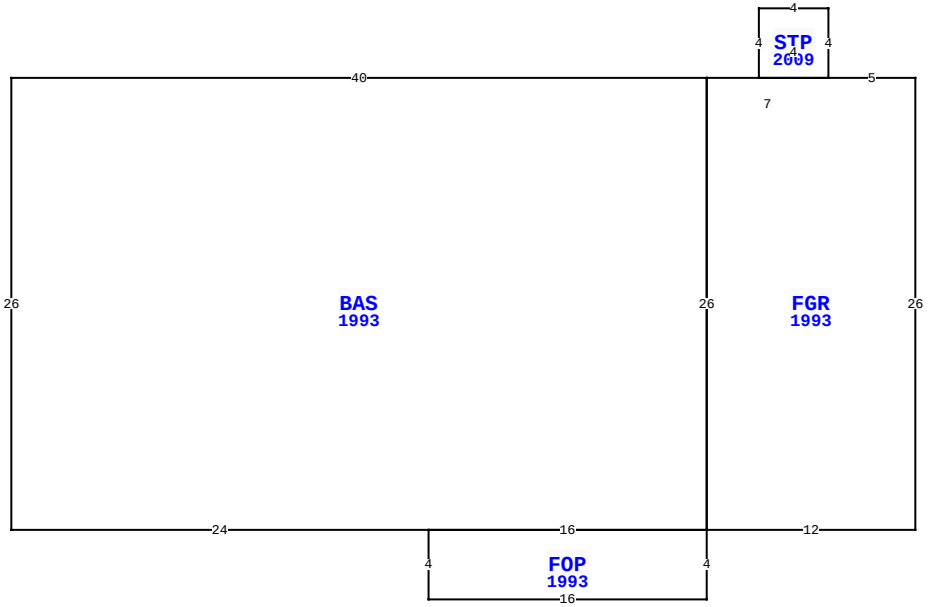
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,040	100	1993	1,040	104,070
FGR	312	55	1993	172	17,211
FOP	64	30	1993	19	1,901
STP	16	10	2009	2	200
TOTALS	1,432			1,233	123,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,233	113.3882	113.39	139,810	1975	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 2016 Heated Area: 1040 HX Base Yr 2016



1008 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		123,382
TOTAL MARKET OB/XF VALUE		449
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		303,831
SOH/AGL Deduction		173,338
ASSESSED VALUE		130,493
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,771
TOTAL JUST VALUE		303,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120736	RE-ROOF	3,000	04/25/2012
6911	REPAIR/RRF	700	02/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1829/0042	11/30/2012	WD	Q	I	02	115,000
GRANTOR: LYNCH CHARLES						
GRANTEE: STEVENSON BREN M						
1786/0152	3/30/2012	CT	U	I	18	37,800
GRANTOR: CLERK OF COURT						
GRANTEE: LYNCH CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W5 STP=[YR=2009] N4W4S4E4$ W7 BAS=[YR=1993] W40S26E24 FOP=[YR=1993] S4E16N4W16$ E16N26$ S26E12N26$.

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	24	9	216.00	SF	6.50	6.50	100	1975	1975	3	25	351	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	1975	1975	3	25	98	

LAND DESCRIPTION

TOTAL OB/XF 449

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