BLOCK 255 E75' OF W150' OF
N120' OF LOT 6
IN OR 1060/302

JOHNSON EVELYN R & BURKETT
1432 LEON ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0255-0063

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

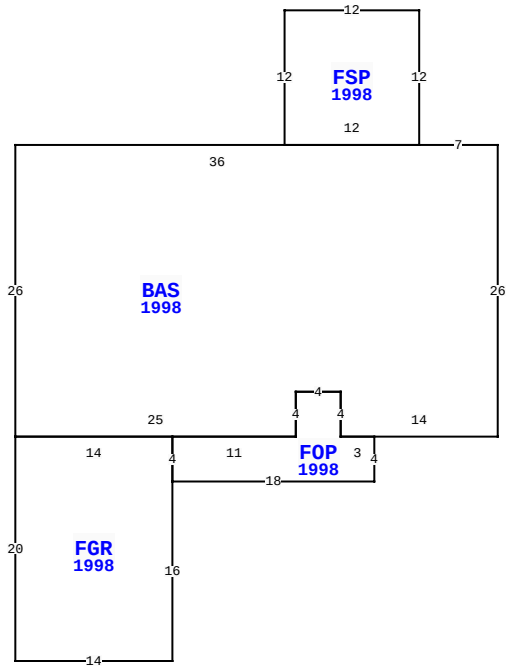
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
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	1,102	100	1998	1,102	105,289
FGR	280	55	1998	154	14,713
FOP	88	30	1998	26	2,484
FSP	144	40	1998	58	5,542
TOTALS	1,614			1,340	128,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,340	109.8240	109.82	147,159	1998	1998	0	0	0	13.00	87.00

1 SINGLE FAM – 100% - 2003 Heated Area: 1102 HX Base Yr 2003



1432 LEON ST, 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		128,028
TOTAL MARKET OB/XF VALUE		3,042
TOTAL LAND VALUE - MARKET		202,500
TOTAL MARKET VALUE		333,570
SOH/AGL Deduction		199,014
ASSESSED VALUE		134,556
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,834
TOTAL JUST VALUE		333,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060051	DEMOLITION	0	01/11/2006
984242	NEW CONSTR	70,000	08/31/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1060/0302	6/05/2002	WD	Q	I		123,000
GRANTOR: JURLOW VICTOR L						
GRANTEE: JOHNSON EVELYN R						
1060/0301	6/05/2002	QC	Q	I	01	100
GRANTOR: JURLOW PAUL						
GRANTEE: JURLOW VICTOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W7 FSP=[YR=1998] N12 W12 S12 E12 $ W36 S26
FGR=[YR=1998] S20 E14 N16 FOP=[YR=1998] E18 N4 W3 N4 W4 S4
W11 S4 $ N4 W14 $ E25 N4 E4 S4 E14 N26 $.

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	3	37	111.00	SF	6.50	6.50	100	1998	1998	3	73	527	
2	0810	CONCRETE A	0	100	10	53	530.00	SF	6.50	6.50	100	1998	1998	3	73	2,515	

LAND DESCRIPTION

TOTAL OB/XF 3,042

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	120.00	1.00	LT		1.00	1.00	0.90	225,000.00	202,500.00	202,500							

REVIEW DATE 09/11/2019 BY DJA Total Acres: 0.00 Total Land Value: 202,500 Market: 0 Agricultural: 0 Common: 202,500 PRINTED 07/30/2025 BY SYS