

BLOCK 263 S60 FT OF LOT 4
IN OR 698/1115
CITY OF FDNA BEACH

BILLUPS LOGEAN B & ELWOOD F
100 WYNNFIELD DRIVE
PALM COAST, FL 32164

2025

00-00-31-1800-0263-0042



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	07	CORK/VTILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
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	1011.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	928	100	1993	928	80,460
FGR	325	55	1993	179	15,520
FOP	120	30	1994	36	3,122
TOTALS	1,373			1,143	99,101

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,143	130.3800	130.38	149,024	1977	1977		0	0	33.50	66.50	
1 SINGLE FAM - 0% - 0 Heated Area: 928 HX Base Yr													
10 FOP 1994 12 10 25 FGR 1993 13 25 12 12 13 17 35 BAS 1993 27 34													
720 S 14TH ST, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/18/2024 MLU													

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				99,101		
TOTAL MARKET OB/XF VALUE				1,158		
TOTAL LAND VALUE - MARKET				132,000		
TOTAL MARKET VALUE				232,259		
SOH/AGL Deduction				32,928		
ASSESSED VALUE				199,331		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				199,331		
TOTAL JUST VALUE				232,259		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				228,051		

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	0	3	29			6.50	100	1977	1977	3
2	0810	CONCRETE A	0	0	9	54			6.50	100	1977	1977	3
3	0825	BRICK	0	0	3	6			12.50	100	1977	1977	3
TOTAL OB/XF 1,158													

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	RES	0		R-1	60.00	230.00	60.00	FF		1.00	1.00
Market: 0 Agricultural: 0 Common: 132,000													