BLOCK 280 LOT 1
CITY OF FDNA BEACH

SLOAN ELLIOT J & MICHELLE M
400 ELM STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0280-0010

BUILDING CHARACTERISTICS

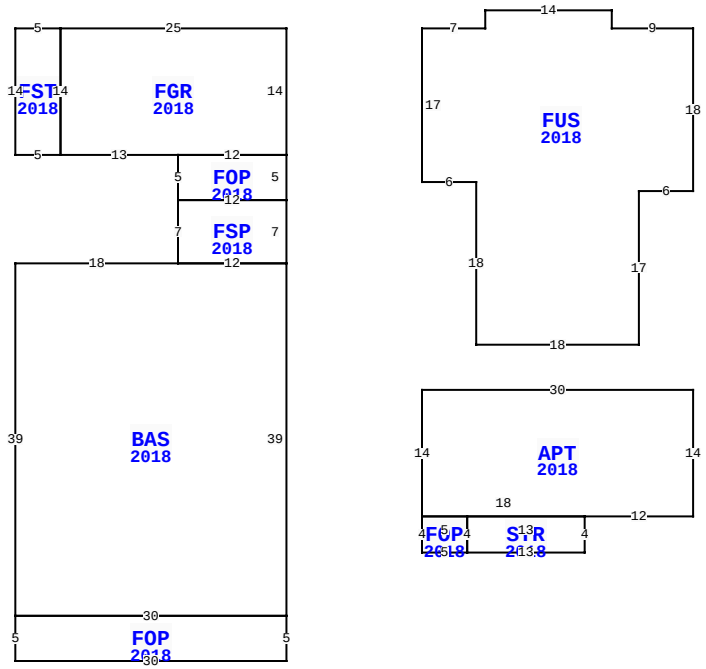
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	420	100	2018	420	80,483
BAS	1,170	100	2018	1,170	224,203
FGR	350	55	2018	192	36,793
FOP	20	30	2018	6	1,150
FOP	60	30	2018	18	3,450
FOP	150	30	2018	45	8,623
FSP	84	40	2018	34	6,515
FST	70	55	2018	38	7,282
FUS	868	100	2018	868	166,332
STR	52	10	2018	5	958
TOTALS	3,244			2,796	535,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,796	148.8960	196.54	549,526	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2022 Heated Area: 2458 HX Base Yr 2022



400 ELM ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 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		535,788
TOTAL MARKET OB/XF VALUE		4,595
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		752,883
SOH/AGL Deduction		122,009
ASSESSED VALUE		630,874
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		580,152
TOTAL JUST VALUE		752,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		714,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173980	CO ISSUED	0	03/11/2019
20173980	NEW CONSTR	312,033	12/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2363/0666	5/21/2020	WD	Q	I	01	510,000
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: SLOAN ELLIOT J & MI						
2049/1435	5/23/2016	WD	U	V	11	100
GRANTOR: SASSER JOHN E						
GRANTEE: CMR ISLAND PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W25 FST=[YR=2018] W5 S14 E5 N14$ S14 E13 FOP=[YR=2018] S5 FSP=[YR=2018] S7 BAS=[YR=2018] W18 S39 FOP=[YR=2018] S5 E30 N5 W30$ E30 N39 W12$ E12 N7 W12$ E12 N5 W12$ E12 N14$ PTR=E15 FUS=[YR=2018] E7 N2 E14 S2 E9 S18 W6 S17 W18 N18 W6 N17$ W15$ PTR= E15 S40 APT=[YR=2018] E30 S14 W12 STR=[YR=2018] S4 W13 FOP=[YR=2018] W5 N4 E5 S4$ N4 E13$ W18 N14$ W15 N40$.

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	0811	CONCRETE B	0	100	0	0	746.00	SF	5.20	5.20	100	2018	2018	3	97	3,763	
2	0810	CONCRETE A	0	100	0	0	132.00	SF	6.50	6.50	100	2018	2018	3	97	832	

LAND DESCRIPTION

TOTAL OB/XF 4,595

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-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS