BLOCK 213 LOT 4
SUB PT LOTS 3 & 8 BLOCK 213
CITY OF FDNA BEACH REPLAT

SMITH DAVID CHANNING & REBECCA M
903 DIVISION STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-R213-0040

BUILDING CHARACTERISTICS

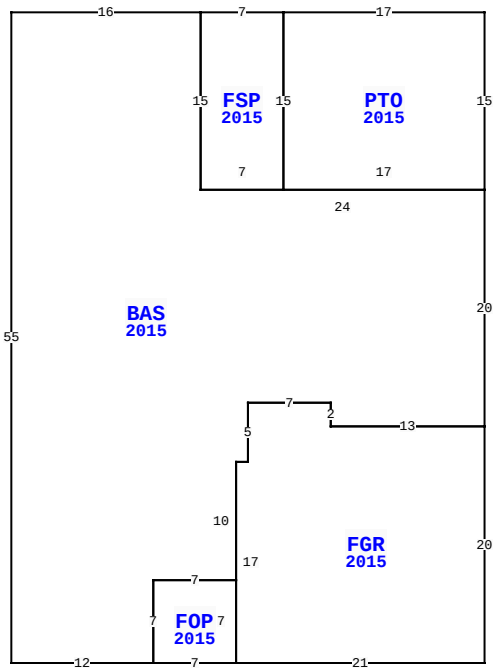
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	2015	1,360	216,116
FGR	431	55	2015	237	37,662
FOP	49	30	2015	15	2,384
FSP	105	40	2015	42	6,674
PTO	255	5	2015	13	2,066
TOTALS	2,200			1,667	264,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,667	125.4000	165.53	275,939	2015	2015	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2024 Heated Area: 1360 HX Base Yr 2024



903 DIVISION ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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		264,901
TOTAL MARKET OB/XF VALUE		5,755
TOTAL LAND VALUE - MARKET		154,845
TOTAL MARKET VALUE		425,501
SOH/AGL Deduction		30,244
ASSESSED VALUE		395,257
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		344,535
TOTAL JUST VALUE		425,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151232	CO ISSUED	0	10/30/2015
20151232	NEW CONSTR	172,582	05/29/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2658/1092	8/01/2023	WD	Q	I	01	459,000
GRANTOR: HOAGLAND JAMES &						
GRANTEE: SMITH DAVID CHANNIN						
2292/1979	7/22/2019	WD	Q	I	01	265,500
GRANTOR: CHASTAIN ROBERT H & J						
GRANTEE: HOAGLAND JAMES & KE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2015] W17 FSP=[YR=2015] W7 BAS=[YR=2015] W16 S55 E12 FOP=[YR=2015] E7 FGR=[YR=2015] E21 N20 W13 N2 W7 S5 W1 S17$ N7 W7 S7$ N7 E7 N10 E1 N5 E7 S2 E13 N20 W24 N15$ S15 E7 N15$ S15 E17 N15$.

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	768.00	SF	5.20	5.20	100	2015	2015	3	95	3,794	
2	0810	CONCRETE A	0	100	0	0	56.00	SF	6.50	6.50	100	2015	2015	3	95	346	
3	0476	VF 6 SBPL	0	100	0	0	58.00	LF	32.00	32.00	100	2015	2015	3	87	1,615	

LAND DESCRIPTION

TOTAL OB/XF 5,755

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		R-2	57.00	100.00	57.35	FF		1.00	1.00	1.00	2,700.00	2,700.00	154,845							

REVIEW DATE 06/12/2020 BY DJA Total Acres: 0.00 Total Land Value: 154,845 Market: 0 Agricultural: 0 Common: 154,845 PRINTED 07/30/2025 BY SYS