BLOCK 213 LOT 5
SUB PT LOTS 3 & 8 BLOCK 213
CITY OF FDNA BEACH REPLAT

FOREHAND WILLIAM C & DAPHNE
831 DIVISION ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-R213-0050

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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

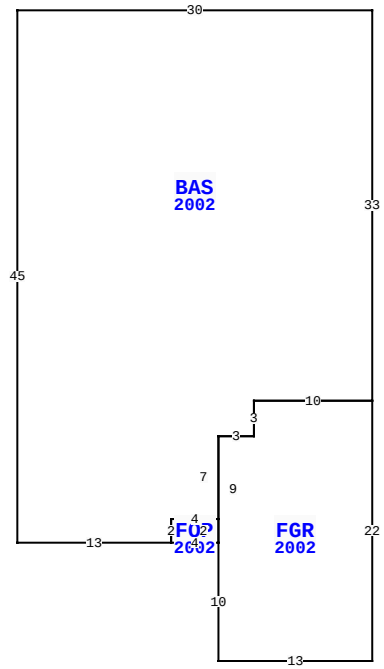
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,195	100	2002	1,195	179,733
FGR	277	55	2002	152	22,861
FOP	8	30	2002	2	301
TOTALS	1,480			1,349	202,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,349	127.6704	168.52	227,333	2002	2002	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2024 Heated Area: 1195 HX Base Yr 2024



831 DIVISION ST, FERNANDINA BEACH

BLD DATE	04/02/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		202,895
TOTAL MARKET OB/XF VALUE		4,072
TOTAL LAND VALUE - MARKET		154,656
TOTAL MARKET VALUE		361,623
SOH/AGL Deduction		28,834
ASSESSED VALUE		332,789
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		282,067
TOTAL JUST VALUE		361,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051204	REMODEL	0	02/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2484/0906	8/02/2021	WD	Q	I	01	400,000
GRANTOR: SMITH CHARLES & BETH						
GRANTEE: FOREHAND WILLIAM C						
2410/1907	11/16/2020	WD	Q	I	01	314,000
GRANTOR: LEZAMA NATALIE MELISS						
GRANTEE: SMITH CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W30 S45 E13 FOP=[YR=2002] E4 FGR=[YR=2002] S10 E13 N22 W10 S3 W3 S9$ N2 W4 S2$ N2 E4 N7 E3 N3 E10 N33$.

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	6	8	48.00	SF	6.50	6.50	100	2002	2002	3	80	250	
2	0810	CONCRETE A	0	100	0	0	735.00	SF	6.50	6.50	100	2002	2002	3	80	3,822	

LAND DESCRIPTION

TOTAL OB/XF 4,072

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	57.00	100.00	57.28	FF		1.00	1.00	1.00	2,700.00	2,700.00	154,656							

REVIEW DATE 02/10/2020 BY DJ Total Acres: 0.00 Total Land Value: 154,656 Market: 0 Agricultural: 0 Common: 154,656 PRINTED 07/30/2025 BY SYS