BLOCK 213 LOT 7
SUB PT LOTS 3 & 8 BLOCK 213
CITY OF FDNA BEACH REPLAT

BRUNT ENTERPRISES LLC
640 GAINES LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-R213-0070

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	08	SHT VINYL 20
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	06	Quality Level 06

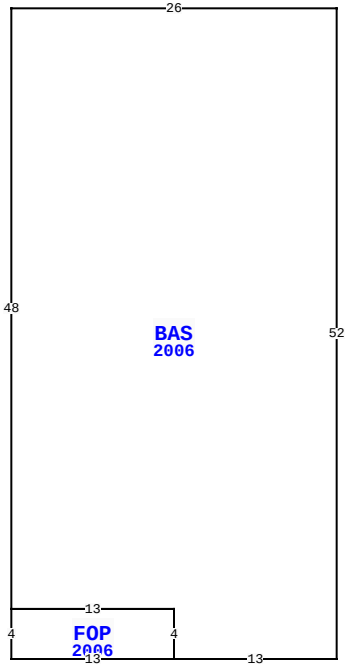
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2006	1,300	139,564
FOP	52	30	2006	16	1,717
TOTALS	1,352			1,316	141,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,316	130.3640	117.33	154,406	2006	2006	0	0	0	8.50	91.50

1 SFR MODULR – 0% - 0 Heated Area: 1300 HX Base Yr



828 DIVISION ST, FERNANDINA BEACH

BLD DATE	04/02/2014 KK	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	141,281
TOTAL MARKET OB/XF VALUE	4,707
TOTAL LAND VALUE - MARKET	154,872
TOTAL MARKET VALUE	300,860
SOH/AGL Deduction	31,381
ASSESSED VALUE	269,479
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,479
TOTAL JUST VALUE	300,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060753	OTHER	3,800	04/13/2006
20060643	ELEC OTHER	1,000	03/30/2006
20060355	NEW CONSTR	75,000	02/15/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/1518	12/30/2021	WD	Q	I	01	345,000
GRANTOR: MANGIAMELE PAUL						
GRANTEE: BRUNT ENTERPRISES L						
1969/1750	2/20/2015	SW	U	I	12	72,500
GRANTOR: FCCB						
GRANTEE: MANGIAMELE PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N52 W26 S48 FOP=[YR=2006] S4 E13 N4 W13$E13 S4 E13$.

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	0819	CONC 12"	0	0	7	5	35.00	SF	9.50	9.50	100	2006	2006	3	86	286	
2	1242	WD DECK A	0	0	7	4	28.00	SF	10.00	10.00	100	2006	2006	3	24	67	
3	0810	CONCRETE A	0	0	34	20	680.00	SF	6.50	6.50	100	2006	2006	3	86	3,801	
4	0810	CONCRETE A	0	0	33	3	99.00	SF	6.50	6.50	100	2006	2006	3	86	553	

LAND DESCRIPTION

TOTAL OB/XF 4,707

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	0	0006	R-2	57.00	100.00	57.36	FF		1.00	1.00	1.00	2,700.00	2,700.00	154,872							

REVIEW DATE 05/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 154,872 Market: 0 Agricultural: 0 Common: 154,872 PRINTED 07/30/2025 BY SYS