



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 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 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

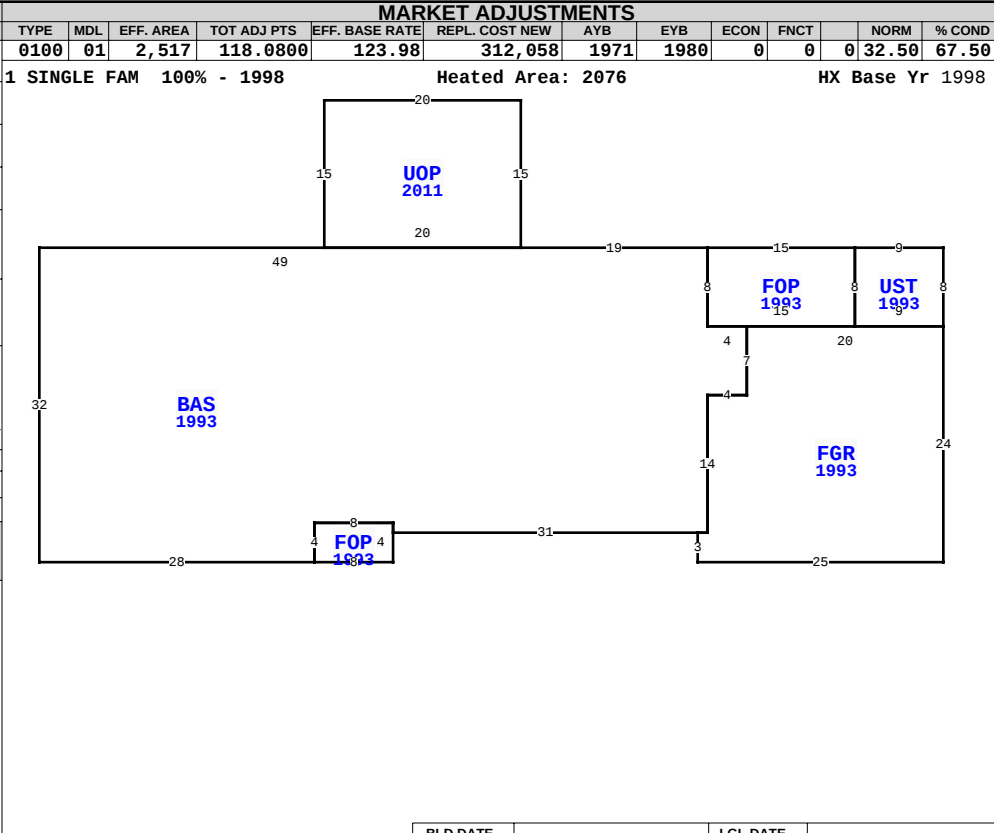
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,076	100	1993	2,076	173,733
FGR	551	55	1993	303	25,357
FOP	32	30	1993	10	837
FOP	120	30	1993	36	3,013
UOP	300	20	2011	60	5,021
UST	72	45	1993	32	2,678

TOTALS	3,151			2,517	210,639
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	1242	WD DECK A	0	100	16	12			10.00
3	0820	WOOD WALK	0	100	10	8			11.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	100.00	148.00	100.00



108 S 20TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/25/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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
2	1242	WD DECK A	0	100	16	12			10.00	100	1985	1985	3	20	384	
3	0820	WOOD WALK	0	100	10	8			11.75	100	1985	1985	3	40	376	

TOTAL OB/XF										760						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0006	R-1	100.00	148.00	100.00	FF	1	1.15	1.00	1.15	2,800.00	3,220.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			210,639
TOTAL MARKET OB/XF VALUE			760
TOTAL LAND VALUE - MARKET			322,000
TOTAL MARKET VALUE			533,399
SOH/AGL Deduction			391,374
ASSESSED VALUE			142,025
TOTAL EXEMPTION VALUE		HX HB WX	56,411
BASE TAXABLE VALUE			85,614
TOTAL JUST VALUE			533,399
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			525,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210711	REPAIR/RRF	0	09/01/2021
8287	REPAIR/RRF	3,800	04/28/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0755/1929	4/03/1996	WD	Q	I	01	100			
GRANTOR: SAPP JOANN & GEORGE									
GRANTEE: SAPP JOANN TRUSTEE									
0074/0585	1/01/1967	TA	Q	V		2,700			
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST=[YR=1993] W9 FOP=[YR=1993] W15 BAS=[YR=1993] W19 UOP=[YR=2011] N15 W20S15 E20\$ W49 S32E28 FOP=[YR=1993] E8N4W8 S4\$N4E8S1 E31 FGR=[YR=1993] S3 E25 N24 W20 S7W4 S14W1\$ E1N14E4N7 W4N8\$S8E15N8\$ S8E9N8\$.									