

HOLBROOK LISA MICHELE &/GIBBS MICHAEL
2009 BEECH STREET
FERNANDINA BEACH, FL 32034

00-00-31-100A-000E-0050

BUILDING CHARACTERISTICS

ELEMENTCD07ASB SHNGLE 60
Exterior Wall10ABOVE AVG 40
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo09PINE WOOD 90
Interior Floo11CLAY TILE 10
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms4 100
Bathrooms2 100

Frame Stories Units
BUD8 Adjustme Occupancy02DIST FB 100
00NONE 100

Quality02Quality Level 02
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1008.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS1,68710019931,687121,684
BAS12010020171208,655
STP261020133217

TOTALES1,8331,810130,556

MARKET ADJUSTMENTS

TYPETYPEMDL0100EFF. AREA1,810TOT ADJ PTS91.9600EFF. BASE RATE96.56REPL. COST NEW174,774AYB1950EYB1980ECON0FNCT0NORM0% COND74.70

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 2Tax Dist:
BUILDING MARKET VALUE130,556
TOTAL MARKET OB/XF VALUE1,340
TOTAL LAND VALUE - MARKET280,000
TOTAL MARKET VALUE411,896
SOH/AGL Deduction188,984
ASSESSED VALUE222,912
TOTAL EXEMPTION VALUEHX HB51,411
BASE TAXABLE VALUE171,501
TOTAL JUST VALUE411,896
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE406,691

PERMIT NUMDESCRIPTIONAMTISSUED
2025-1268ADU106,80609/05/2025
2012236614 WINDOWS/TILE K5,00011/20/2012
20034172200 AMP UPGRADE1,00011/19/2003
20010341FENCE & RET.WALL1,00002/27/2001
19969830REMODEL3,00005/21/1996
7620REPAIR/RRF2,00004/02/1993

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDSALE PRICE
2117/13783/31/2017QCUII11100
GRANTOR: GIBBS MICHAEL
GRANTEE: GIBBS MICHAEL & LIS
1951/11689/09/2014WDQII01101,000
GRANTOR: 20 MK LLC
GRANTEE: GIBBS MICHAEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 BAS=[YR=2017] W8 S15 E8 N15\$ S15 W8 N15 W33 S26E2 S15 E13 STP=[YR=2013] S1 E1 S2 E4 N2 E1 N3 W6 S2\$ N2 E18 N13 E20 N26\$.

LAND DESCRIPTION

TOTAL OB/XF1,340

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICERADJ UNIT PRICELAND VALUETOHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV
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