

**WILDER EDNA JANE VANBEEK**  
1616 HIGHLAND ST  
FERNANDINA BEACH, FL 32034

**00-00-31-1060-000J-0030**

BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENT CD

Exterior Wall 08

Roof Structur 08

Roof Cover 03

Interior Wall 05

Interior Floo 15

Interior Floo 14

Air Condition 03

Heating Type 04

Bedrooms 02

Bathrooms 02

Frame 02

Stories Units 1.5

BUD8 Adjustme 02

Occupancy 00

Quality 03

DOR CODE 0100

MAP NUM

NEIGHBORHOOD/LOC 1007.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS 2,112

FGR 477

FOP 55

FSP 576

FUS 436

100

2009

2,112

222,983

2009

262

27,662

2009

16

1,689

2009

230

24,283

2009

436

46,032

TOTALS 3,656

3,056

322,650

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 3,056 109.2960 114.76 350,707 2009 2009 0 0 8.00 92.00

1 SINGLE FAM 100% - 1985 Heated Area: 2548 HX Base Yr 1985

Basement Footprint BAS 2009

Floor Plan Footprint FFP 2009

Footing Foundation Footprint FFG 2009

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 322,650

TOTAL MARKET OB/XF VALUE 3,185

TOTAL LAND VALUE - MARKET 300,000

TOTAL MARKET VALUE 625,835

SOH/AGL Deduction 390,512

ASSESSED VALUE 235,323

TOTAL EXEMPTION VALUE HX HB 51,411

BASE TAXABLE VALUE 183,912

TOTAL JUST VALUE 625,835

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 617,251

PERMIT NUM DESCRIPTION AMT ISSUED

20100599 XF0B 2,000 04/14/2010

20100470 XF0B 4,000 03/19/2010

20091102 XF0B 1,920 08/21/2009

20091054 H/AC 6,750 08/11/2009

20090936 NEW CONSTR 2,000 07/17/2009

20090899 NEW CONSTR 8,052 07/09/2009

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V RSN CD SALE PRICE

0412/0108 2/04/1984 WD Q V 12,000

GRANTOR:SUTTON GEORGE ROBERT

GRANTEE:WILDER EDNA JANE

0326/0470 11/24/1980 WD Q V 11,500

GRANTOR:HARDEE JULIA S & NOBL

GRANTEE:SUTTON GEORGE R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W7 FSP=[YR=2010] N18W32S18 E32\$W43S35  
FGR=[YR=2009] S22E21N21W1 N1W7N2W8S2W5\$ E5N2E8S2E7S1E1 S12  
E9FOP=[YR=2009] S5E11N5W11\$ E20 N48\$ PTR=E15 FUS=[YR=2009]  
S24E15S10 E4N19W4N15W15\$ W15\$.

LAND DESCRIPTION TOTAL OB/XF 3,185

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPHT 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-1 134.00 137.00 1.00 LT 1.00 1.00 1.00 300,000.00 300,000.00 300,000

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS