LOT 3
IN OR 2219/1981
LESLIE COURT PB 5/63

**OLIVE RENATE L**
408 S 11TH STREET UNIT B
FERNANDINA BEACH, FL 32034

# 2026

**00-00-31-1430-0003-0000**

## BUILDING CHARACTERISTICS

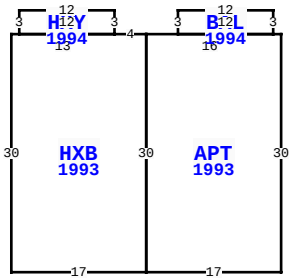
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 16 | WD FR STUC 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0800 | MULTI-FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1026.00 | |

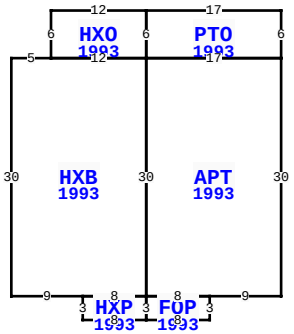
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| APT | 510 | 100 | 1993 | 510 | 63,330 |
| APT | 510 | 100 | 1993 | 510 | 63,330 |
| BAL | 36 | 15 | 1994 | 5 | 621 |
| FOP | 24 | 30 | 1993 | 7 | 869 |
| HXB | 510 | 100 | 1993 | 510 | 63,330 |
| HXB | 510 | 100 | 1993 | 510 | 63,330 |
| HXO | 72 | 5 | 1993 | 4 | 497 |
| HXP | 24 | 30 | 1993 | 7 | 869 |
| HXY | 36 | 15 | 1994 | 5 | 621 |
| PTO | 102 | 5 | 1993 | 5 | 621 |
| TOTALS | 2,334 | | | 2,073 | 257,416 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 01 | 2,073 | 107.3100 | 149.16 | 309,209 | 1985 | 1990 | 0 | 0 | 0 | 16.75 | 83.25 |

1 DUPLEX 0% - 0 Heated Area: 2040 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/19/2024 MLU |
| INC DATE | | AG DATE | |

933 S 18TH ST A&B, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 257,416 |
| TOTAL MARKET OB/XF VALUE | 576 |
| TOTAL LAND VALUE - MARKET | 135,000 |
| TOTAL MARKET VALUE | 392,992 |
| SOH/AGL Deduction | 16,954 |
| ASSESSED VALUE | 376,038 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 376,038 |
| TOTAL JUST VALUE | 392,992 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 375,677 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20120690 | REPAIR/RRF | 2,000 | 04/20/2012 |
| 3137 | NEW CONSTR | 71,280 | 02/01/1985 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2219/1981 | 8/28/2018 | WD | Q | I | 02 | 270,000 |
| GRANTOR: MADY CLEMENS J JR | | | | | | |
| GRANTEE: OLIVE RENATE L | | | | | | |
| 0695/1771 | 1/06/1994 | WD | Q | I | | 81,000 |
| GRANTOR: WALDRON B D | | | | | | |
| GRANTEE: MADY CLEMENS JR & E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=1993] W17 HXO=[YR=1993] W12S6 HXB=[YR=1993] W5S30E9
HXP=[YR=1993] S3E8 FOP=[YR=1993] E8N3 APT=[YR=1993] E9 N30W17
S30 E8$ W8S3$ N3W8$ E8N30W12$ E12N6$ S6E17N6$ PTR=N10
APT=[YR=1993] N30W1 BAL=[YR=1994] N3W12S3 E12$ W16
HXB=[YR=1993] W4 HXY=[YR=1994] N3 W12S3E12$ W13S30E17N30$
S30E17 $ S10$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 12 | 96.00 | SF | 30.00 | 30.00 | 100 | 1985 | 1985 | 3 | 20 | 576 | |

## LAND DESCRIPTION

TOTAL OB/XF 576

| 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 | 000800 | C | MULTI-FAMILY | 0 | 0006 | R-1 | 71.00 | 100.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 135,000.00 | 135,000.00 | 135,000 | | | | | | | |

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS