LOT 6
PHOENIX WALK PB 5/55

KALMAN MICHAEL A & JUDITH M
11 ZACHARY CT
FERNANDINA BEACH, FL 32034

2026

00-00-31-1635-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

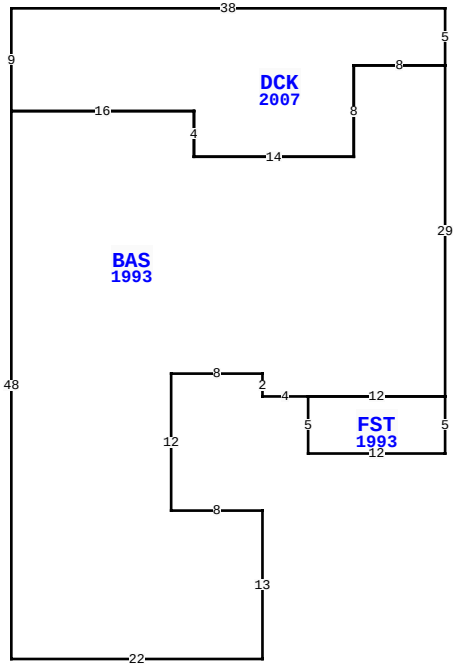
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1074.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,336	100	1993	1,336	190,034
DCK	366	10	2007	37	5,263
FST	60	55	1993	33	4,694
TOTALS	1,762			1,406	199,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,406	170.3957	178.92	251,562	1984	1984	0	0	0	20.50	79.50

1 TOWNHOUSE 100% - 2023 Heated Area: 1336 HX Base Yr 2023



11 ZACHARY CT, FERNANDINA BEACH

BLD DATE	03/27/2008 DJ	LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		199,992
TOTAL MARKET OB/XF VALUE		289
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		500,281
SOH/AGL Deduction		98,714
ASSESSED VALUE		401,567
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		350,156
TOTAL JUST VALUE		500,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2485/1728	8/06/2021	WD	Q	I	02	452,000
GRANTOR: DASHER LINDA						
GRANTEE: KALMAN MICHAEL A &						
1522/0598	8/30/2007	WD	Q	I		289,000
GRANTOR: SPENCE CHRISTOPHER &						
GRANTEE: EARHARDT PERNELL G						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W38 S9 BAS=[YR=1993] S48 E22 N13 W8 N12 E8 S2 E4 FST=[YR=1993] S5 E12 N5 W12$ E12 N29 W8 S8 W14 N4 W16$ E16 S4 E14 N8 E8 N5$.

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
4	1126	CB/STC 8"	0	100	0	0	88.00	SF	8.00	8.00	100	1985	1985	3	41	289	

LAND DESCRIPTION

TOTAL OB/XF 289

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	000310	C	TOWNHOUSE	100		R-1	39.00	104.00	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