LOT 5
IN OR 2212/107
SHADY WOOD PB 5/277

LUTTERMOSER DAVID J
1301 DATE ST
FERNANDINA BEACH, FL 32035

2026

00-00-31-1688-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

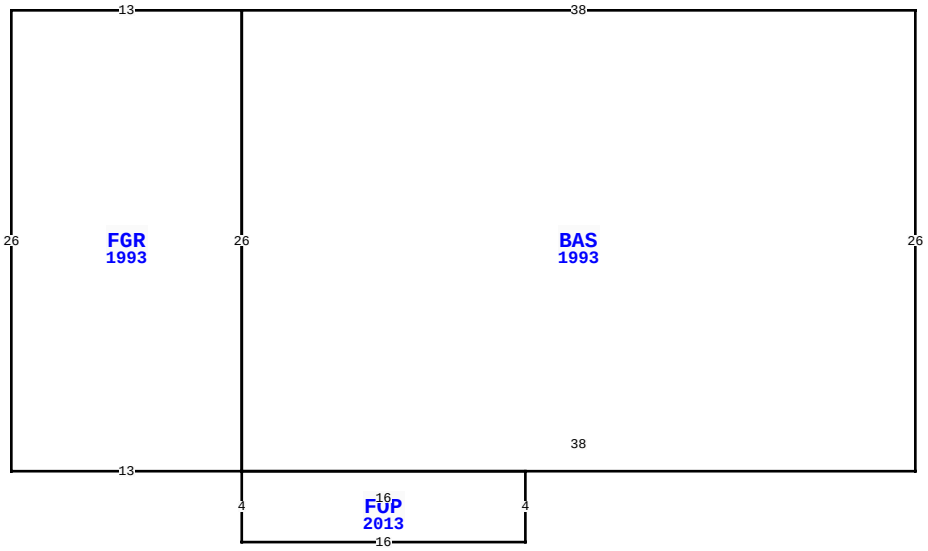
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	1993	988	99,018
FGR	338	55	1993	186	18,641
FOP	64	30	2013	19	1,904
TOTALS	1,390			1,193	119,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,193	115.7000	121.48	144,926	1990	1990	0	0	0	17.50	82.50

1 SINGLE FAM 0% - 0 Heated Area: 988 HX Base Yr



1301 DATE ST, FERNANDINA BEACH

BLD DATE	10/23/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	119,564
TOTAL MARKET OB/XF VALUE	389
TOTAL LAND VALUE - MARKET	202,500
TOTAL MARKET VALUE	322,453
SOH/AGL Deduction	48,558
ASSESSED VALUE	273,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,895
TOTAL JUST VALUE	322,453
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131048	REPAIR/RRF	5,000	05/13/2013
20111619	H/AC	2,800	09/15/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2212/0107	7/13/2018	WD	Q	I	01	190,000
GRANTOR: COLSON JANICE S						
GRANTEE: LUTTERMOSER DAVID J						
1377/0365	12/29/2005	TD	Q	I		142,500
GRANTOR: MERTZ KENNETH A JR &						
GRANTEE: COLSON JANICE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 FGR=[YR=1993] W13 S26 E13 N26 $ S26
FOP=[YR=2013] S4 E16 N4 W16$ E38 N26$.

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
6	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	100	2008	2008	3	27	389	

LAND DESCRIPTION

TOTAL OB/XF 389

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	000100	C	RES	0	0006	R-2	75.00	92.00	75.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	202,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 202,500 Market: 0 Agricultural: 0 Common: 202,500 PRINTED 07/09/2026 BY SYS