BLOCK 53 S75 FT OF LOT 6
IN OR 2416/243
CITY OF FDNA BEACH

BRUNER JAMES & GRETCHEN
21 S 11TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0053-0062

BUILDING CHARACTERISTICS

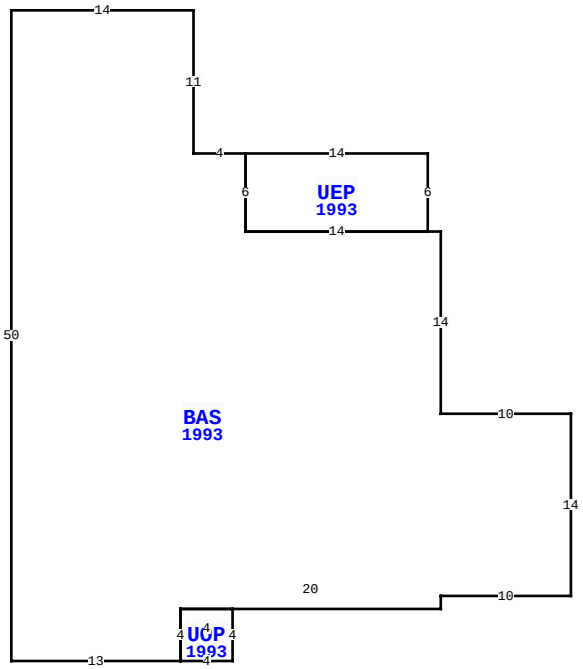
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	09	PINE WOOD 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,411	100	1993	1,411	113,910
UEP	84	60	1993	50	4,037
UOP	16	20	1993	3	242
TOTALS	1,511			1,464	118,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,464	102.5100	107.64	157,585	1954	1954	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2021 Heated Area: 1411 HX Base Yr 2021



21 S 11TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1954	1954	3	20	700	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		118,189
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		337,500
TOTAL MARKET VALUE		456,389
SOH/AGL Deduction		318,391
ASSESSED VALUE		137,998
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,587
TOTAL JUST VALUE		456,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111736	DEMOLITION	10,100	09/29/2011
20041425	REMODEL	3,000	08/06/2004
20041396	REMODEL	5,000	08/03/2004
20040953	REMODEL	12,000	05/24/2004
19984525	ADDITION	197	11/13/1998
8604	REPAIR/RRF	5,400	09/30/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2416/0243	12/10/2020	WD	U	I	11	100
GRANTOR: COTTAGE INDUSTRIES LL						
GRANTEE: BRUNER JAMES & GRET						
1975/0379	4/16/2015	WD	U	I	37	60,000
GRANTOR: FRANKIE'S FOLLY LLC						
GRANTEE: COTTAGE INDUSTRIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N14 W1 UEP=[YR=1993] N6 W14 S6 E14$ W14 N6 W4 N11 W14 S50 E13 UOP=[YR=1993] E4 N4 W4 S4$ N4 E20 N1 E10 N14$.

LAND DESCRIPTION

TOTAL OB/XF 700

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	100	0003	C-3	75.00	100.00	7,500.00	SF		1.00	1.00	1.00	45.00	45.00	337,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.17 Total Land Value: 337,500 Market: 0 Agricultural: 0 Common: 337,500 PRINTED 07/09/2026 BY SYS