

QUINN TAMMY M
113 S 11TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0054-0060

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 50
Exterior Wall15CONC BLOCK 50
Roof Structur01FLAT 100
Roof Cover04BUILT-UP 100
Interior Wall05DRYWALL 80
Interior Wall04PLYWOOD 20
Interior Floo07CORK/VTILE 60
Interior Floo14CARPET 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3100

Bathrooms2100
Frame03MASONRY 100
Stories2.2.100
Units0100
BUD8 Adjustme02DIST FB 100
Occupancy00NONE 100

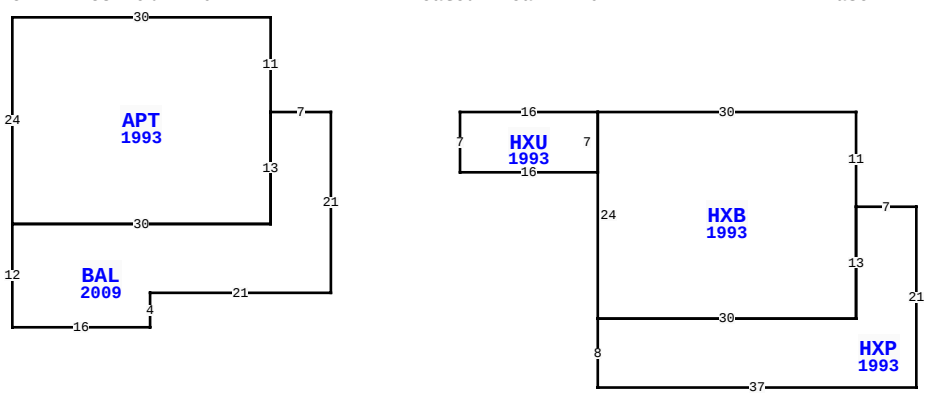
Quality03Quality Level 03
DOR CODE0800MULTI-FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	720	100	1993	720	73,216
BAL	451	15	2009	68	6,915
HXB	720	100	1993	720	73,216
HXP	387	30	1993	116	11,796
HXU	112	55	1993	62	6,305

TOTALS	2,390			1,686	171,446
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	1,686	102.5000	142.48	240,221	1962	1962	0	0	28.63	71.37

1 DUPLEX 53.26% - 2017Heated Area: 1440HX Base Yr 2017

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD
Tax Group: 2Tax Dist:
BUILDING MARKET VALUE171,446
TOTAL MARKET OB/XF VALUE1,470
TOTAL LAND VALUE - MARKET350,000
TOTAL MARKET VALUE522,916
SOH/AGL Deduction307,981
ASSESSED VALUE214,935
TOTAL EXEMPTION VALUEHX HB51,411
BASE TAXABLE VALUE163,524
TOTAL JUST VALUE522,916
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE416,650

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2016/0861	11/25/2015	WD	Q	I	01	131,500

GRANTOR: KITCHENS NADINE C
GRANTEE: QUINN TAMMY M
0137/05401/01/1972TAUI100
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=2009] W7 APT=[YR=1993] N11 W30 S24 E30 N13 \$ S13
W30 S12 E16 N4 E21 N21 \$ PTR= E15 HXU 1993= E16 HXB=[YR=1993]
E30 S11 HXP=[YR=1993] E7 S21 W37 N8 E30 N13 \$ S13 W30 N24 \$
S7 W16 N7 \$ W15 \$.

LAND DESCRIPTION

TOTAL OB/XF1,470

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	0006	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	35.00	35.00	350,000							

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 350,000Market: 0Agricultural: 0Common: 350,000PRINTED 07/09/2026 BY SYS