BLOCK 132 N1/2 OF LOT 8
CITY OF FDNA BEACH

SIMON MELISSA ADRIENNE BISHOP
401 S 11TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0132-0081

BUILDING CHARACTERISTICS

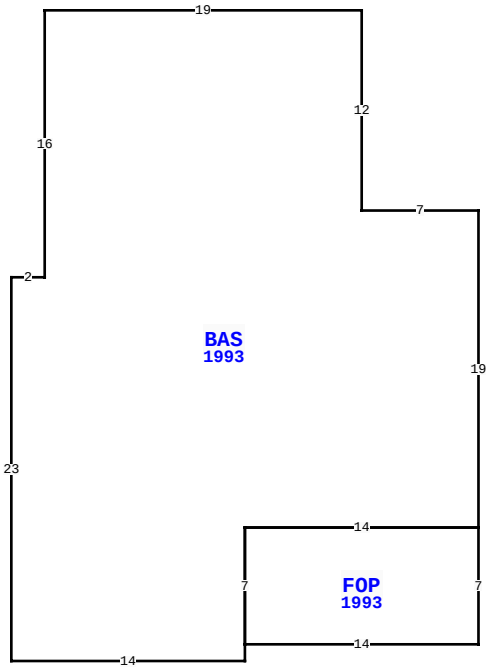
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	864	100	1993	864	158,023
FOP	98	30	1993	29	5,304
TOTALS	962			893	163,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	893	134.2656	186.63	166,661	1930	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2023 Heated Area: 864 HX Base Yr 2023



401 S 11TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		163,328
TOTAL MARKET OB/XF VALUE		5,107
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		303,435
SOH/AGL Deduction		56,723
ASSESSED VALUE		246,712
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,301
TOTAL JUST VALUE		303,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121148	H/AC	4,800	06/15/2012
20011957	REMODEL	7,000	08/30/2001
2003732	RE-ROOF	3,800	08/17/2000
6567	REMODEL	20,700	05/29/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2567/1439	6/01/2022	WD	Q	I	02	317,000
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: SIMON MELISSA ADRIE						
2149/0799	10/02/2017	WD	Q	I	01	95,000
GRANTOR: HERNDON JERRY W & MIC						
GRANTEE: CMR ISLAND PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 S16 W2 S23 E14 N1 FOP=[YR=1993] E14 N7 W14 S7$ N7 E14 N19 W7 N12$.

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	1930	1930	3	20	700	
3	0819	CONC 12"	0	100	4	4	16.00	SF	9.50	9.50	100	1991	1991	3	57	87	
4	0351	CARPORT MT	0	100	12	40	480.00	SF	10.00	10.00	100	2025	2022		90	4,320	

LAND DESCRIPTION

TOTAL OB/XF 5,107

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS