BLOCK 157 LOT 25
CITY OF FDNA BEACH

OCEAN JOANNA & BRANDON
817 S 11TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0157-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

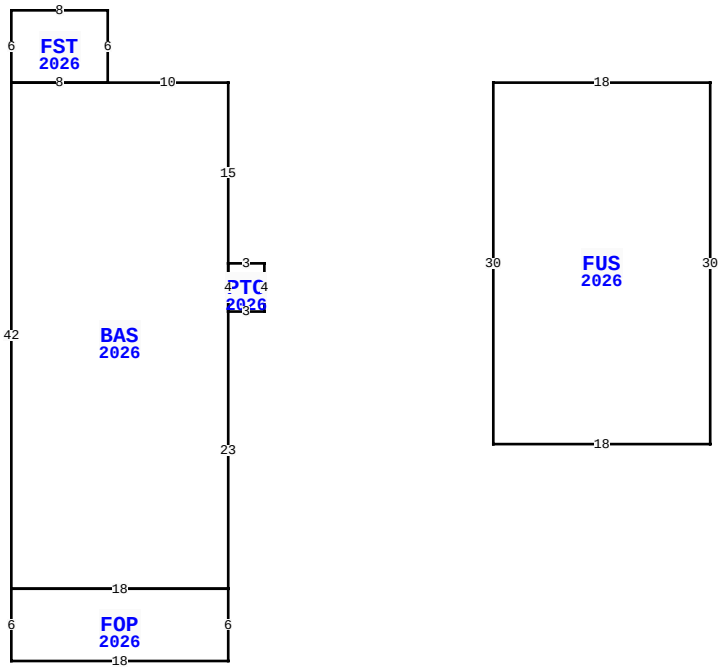
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Fireplace		N/A 100
Quality	06	Quality Level 06
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	756	100	2026	756	142,272
FOP	108	30	2026	32	6,022
FST	48	55	2026	26	4,893
FUS	540	100	2026	540	101,623
PTO	12	5	2026	1	188
TOTALS	1,464			1,355	254,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,355	135.3872	188.19	254,997	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 1296 HX Base Yr 2026



817 S 11TH ST, FERNANDINA BEACH

BLD DATE		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		254,997
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		322,497
SOH/AGL Deduction		0
ASSESSED VALUE		322,497
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		271,086
TOTAL JUST VALUE		322,497
NCON VALUE		254,997
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0122			05/05/2025
2024-0122	(1329 COND.)	225,664	04/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2794/549	6/10/2025	WD	U	I	17	405,000
GRANTOR: HABITAT FOR HUMANITY						
GRANTEE: OCEAN JOANNA & BRAN						
2760/1773	1/08/2025	MS	U	V	11	100
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: HABITAT FOR HUMANIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=50,30] E8 E10 S15 S4 S23 W18 N42 $
FST=[YR=2026;ORIG=50,30] E8 N6 W8 S6 $
PTO=[YR=2026;ORIG=68,49] N4 E3 S4 W3 $
FOP=[YR=2026;ORIG=50,72] E18 S6 W18 N6 $
FUS=[YR=2026;ORIG=90,30] E18 S30 W18 N30 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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		R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	67,500							

REVIEW DATE 06/24/2025 BY HS Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/09/2026 BY SYS