

PARTRIDGE CLAIRE T L/E/
P O BOX 15306
FERNANDINA BEACH, FL 32035-3106

00-00-31-1800-0187-0040

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

07ASB SHNGLE 70
05AVERAGE 30
03GABLE/HIP 100
03COMP SHNGL 100
04PLYWOOD 100
09PINE WOOD 100
02WINDOW 100
03FORCED AIR 100
3100
1100
02WOOD FRAME 100
1.1.100
0100
05DIST 1A 100
00NONE 100

02Quality Level 02
0100SINGLE FAMILY
MAP NUMMKT AREA02
NEIGHBORHOOD/LOC2017.00
AREATOTAL PCT YEARTOT ADJSUBAREA
TYPE GROSS OF BASE YEAR AREA MARKET
VALUE
BAS1,07610019931,07671,532
FOP4030199312798

TOTALS1,1161,08872,330

MARKET ADJUSTMENTS

TYPMDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100011,08886.199290.5198,4751950198000026.5573.45

Heated Area: 1076 HX Base Yr 1986

1 SINGLE FAM 100% - 0

23
12
25
37
20
8
5
5
8

BAS
1993
FOP
1993

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE72,330

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET200,000

TOTAL MARKET VALUE272,330

SOH/AGL Deduction234,633

ASSESSED VALUE37,697

TOTAL EXEMPTION VALUEHX HB25,000

BASE TAXABLE VALUE12,697

TOTAL JUST VALUE272,330

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE199,280

PERMIT NUMDESCRIPTIONAMTISSUED

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2736/288/28/2024LEUII11100

GRANTOR: PARTRIDGE CLAIRE T

GRANTEE: BALSAMO LORA JEANEL

2575/05216/29/2022LEUII11100

GRANTOR: PARTRIDGE CLAIRE T

GRANTEE: FRISBEE MICHELLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 S12 W9 S25 E12 FOP=[YR=1993] S5 E8 N5W8\$E20N37\$.

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTITUNIT TYPEDPTHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006RSF-2100.00100.00100.00FF1.001.001.002,000.002,000.00200,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000PRINTED 07/09/2026 BY SYS