

BLOCK 190 LOT 7
IN OR 1210/1508
CITY OF FDNA BEACH

THEOBALD THOMAS A & RAMONA R
96568 CALHOUN RD
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0190-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2017.00
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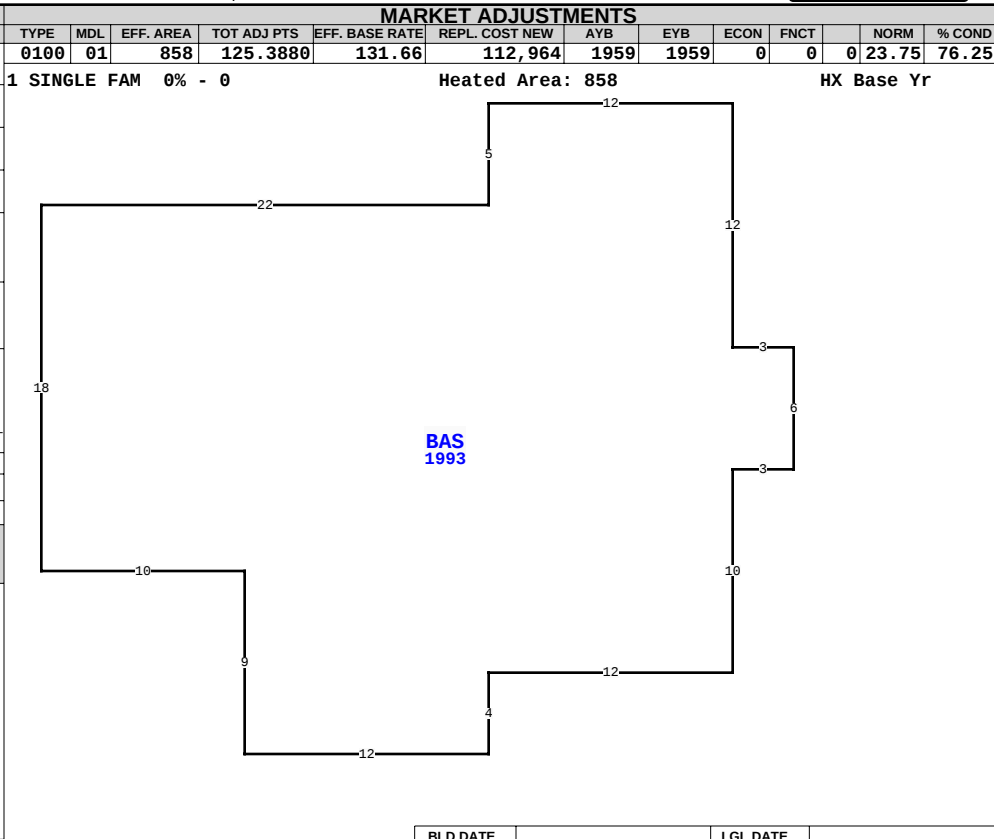
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	858	100	1993	858	86,135
TOTALS	858			858	86,135

EXTRA FEATURES					
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L N	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
2	0350	CARPORT WD	0	0	20	20			400.00	SF	13.00				1,092	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	RES	0	0007	RM	100.00	100.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000		

REVIEW DATE	01/01/2023	BY	CD
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1311 S 4TH ST, FERNANDINA BEACH	BLD DATE		LGL DATE	04/24/2026	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF										1,092									
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TOTAL OB/XF										1,092									
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Total Acres: 0.00	Total Land Value: 200,000	Market: 0	Agricultural: 0	Common: 200,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 8									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										86,135									
TOTAL LAND VALUE - MARKET										1,092									
TOTAL MARKET VALUE										200,000									
SOH/AGL Deduction										287,227									
ASSESSED VALUE										174,698									
TOTAL EXEMPTION VALUE										112,529									
BASE TAXABLE VALUE										0									
TOTAL JUST VALUE										112,529									
NCON VALUE										287,227									
INCOME VALUE										0									
PREVIOUS YEAR MKT VALUE										163,389									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040915	REPAIR/RRF	4,000	05/17/2004
7960	NEW CONSTR	0	02/05/1992

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1210/1508	2/26/2004	WD	Q	I		75,000			
GRANTOR: TRAVILLIAN LOUIS H									
GRANTEE: THEOBALD THOMAS A &									
0404/0195	11/01/1983	WD	Q	I		22,000			
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 S5 W22 S18 E10 S9 E12 N4 E12 N10 E3 N6 W3 N12\$.									