BLOCK 216 SUB B OF 5
EX E35 FT
IN OR 1266/565

SMITH TINA M & JAMES D
1101 DATE ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0216-05B0

BUILDING CHARACTERISTICS

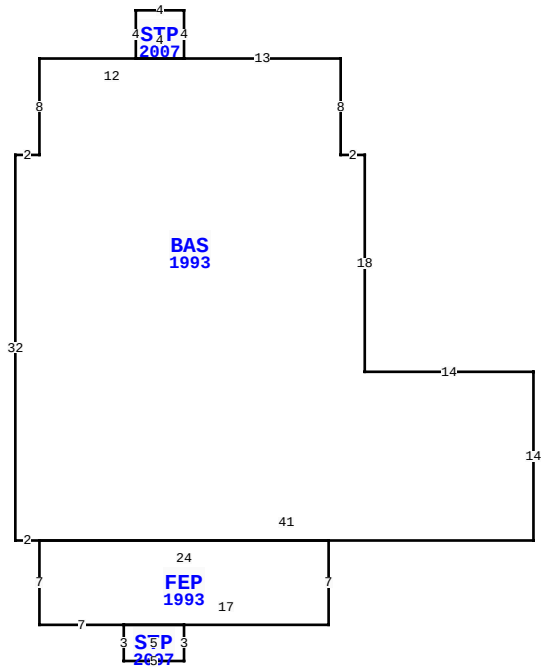
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,324	100	1993	1,324	109,112
FEP	168	80	1993	134	11,043
STP	15	10	2007	2	165
STP	16	10	2007	2	165
TOTALS	1,523			1,462	120,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,462	116.2800	122.09	178,496	1935	1980	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 0 Heated Area: 1324 HX Base Yr



1101 DATE ST, FERNANDINA BEACH

BLD DATE	04/07/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		120,485
TOTAL MARKET OB/XF VALUE		1,987
TOTAL LAND VALUE - MARKET		174,150
TOTAL MARKET VALUE		296,622
SOH/AGL Deduction		240,948
ASSESSED VALUE		55,674
TOTAL EXEMPTION VALUE	HX HB	30,674
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		296,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2290	CHNGE SRVC	600	12/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1266/0565	10/18/2004	QC	Q	I	01	100
GRANTOR: ROACH TINA M & JAMES						
GRANTEE: SMITH TINA M & JAME						
0588/0856	1/22/1990	WD	Q	I	01	100
GRANTOR: WILSON PURCELL A						
GRANTEE: ROACH TINA M & J D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 N18 W2 N8 W13 STP=[YR=2007] N4W4S4E4$W12 S8 W2 S32 E2 FEP=[YR=1993] S7 E7 STP=[YR=2007] S3E5 N3W5$E17 N7 W24$ E41 N14$.

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	0940	SHEDS/PORT	0	100	23	12	276.00	SF	30.00	30.00	100	2007	2007	3	24	1,987	

LAND DESCRIPTION

TOTAL OB/XF 1,987

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	65.00	93.00	64.50	FF		1.00	1.00	1.00	2,700.00	2,700.00	174,150							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 174,150 Market: 0 Agricultural: 0 Common: 174,150 PRINTED 07/09/2026 BY SYS