BLOCK 218 SUB LOTS C & D OF 4
IN OR 1619/424
CITY OF FDNA BEACH

ADAMS RICHARD & CAROLYN/
1512 DADE ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0218-04C0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

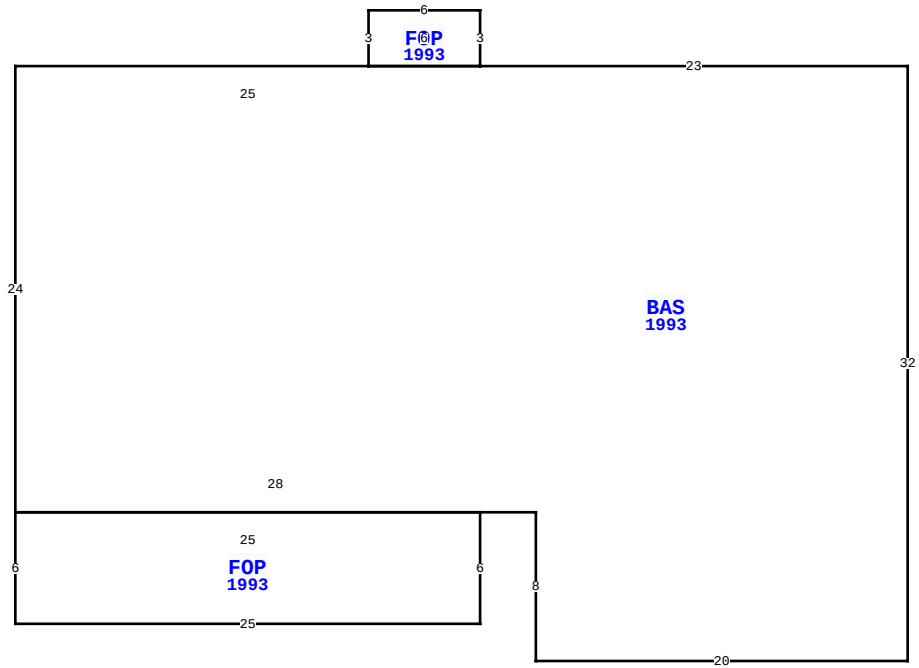
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	06	BD/BATTEN 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
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	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,312	100	1993	1,312	116,067
FOP	18	30	1993	5	443
FOP	150	30	1993	45	3,981
TOTALS	1,480			1,362	120,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,362	103.5424	108.72	148,077	1960	1995	0	0	0	18.63	81.37

1 SINGLE FAM 0% - 0 Heated Area: 1312 HX Base Yr



516 N 11TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	120,490
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	193,500
TOTAL MARKET VALUE	313,990
SOH/AGL Deduction	75,864
ASSESSED VALUE	238,126
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,126
TOTAL JUST VALUE	313,990
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090806	REPAIR/RRF	450	06/24/2009
6688	ADDITION	1,500	08/02/1991
5572	XFOB	800	09/06/1989
4640	ADDITION	0	01/19/1988
4307	N/A	500	05/22/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1619/0424	5/06/2009	WD	U	I	12	50,000
GRANTOR: TANZANITE ASSOCIATES						
GRANTEE: ADAMS RICHARD & CAR						
1575/1383	7/08/2008	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: TANZANITE ASSOCIATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 FOP=[YR=1993] N3 W6 S3 E6 $ W25 S24
FOP=[YR=1993] S6 E25 N6 W25 $ E28 S8 E20 N32 $.

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	0	0006	MU-1	86.00	100.00	86.00	FF		1.00	1.00	0.90	2,500.00	2,250.00	193,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 193,500 Market: 0 Agricultural: 0 Common: 193,500 PRINTED 07/09/2026 BY SYS