BLOCK 218 LOTS SUB A & B
OF 5 CITY OF FDNA BEACH

JONES ROBERT A III & MELANIE BIRD
522 N 11TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0218-05A0

BUILDING CHARACTERISTICS

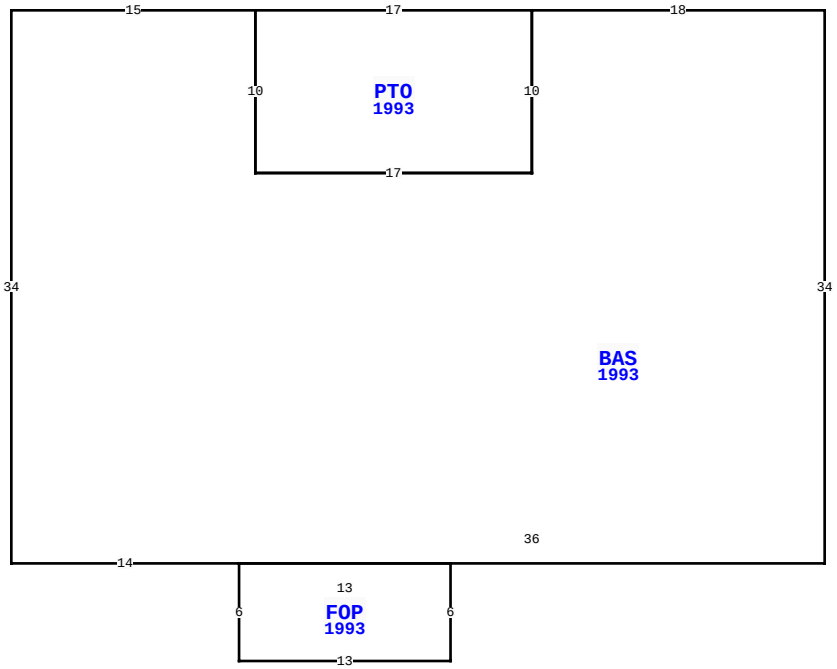
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD 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	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,530	100	1993	1,530	119,796
FOP	78	30	1993	23	1,801
PTO	170	5	1993	8	626
TOTALS	1,778			1,561	122,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,561	90.1170	94.62	147,702	1960	1985	0	0	0	17.25	82.75

1 SINGLE FAM 100% - 2021 Heated Area: 1530 HX Base Yr 2021



522 N 11TH ST, FERNANDINA BEACH

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

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		122,223
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		193,500
TOTAL MARKET VALUE		317,963
SOH/AGL Deduction		107,752
ASSESSED VALUE		210,211
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		158,800
TOTAL JUST VALUE		317,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2558/0247	4/20/2022	QC	U	I	11	100
GRANTOR: JONES ROBERT ARTHUR I						
GRANTEE: JONES ARTHUR ROBERT						
2407/1064	11/10/2020	FJ	U	I	11	100
GRANTOR: JONES ROBERT ARTHUR J						
GRANTEE: JONES ROBERT ARTHUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 PTO=[YR=1993] W17 S10 E17 N10 $ S10 W17 N10 W15 S34 E14 FOP=[YR=1993] S6 E13 N6 W13 $ E36 N34 $.

LAND DESCRIPTION

TOTAL OB/XF 2,240

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	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