BLOCK 242 W'LY 130 FT LOT 6
IN OR 2187/72
CITY OF FDNA BEACH

REID JOAN E L/E
1325 DATE ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0242-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

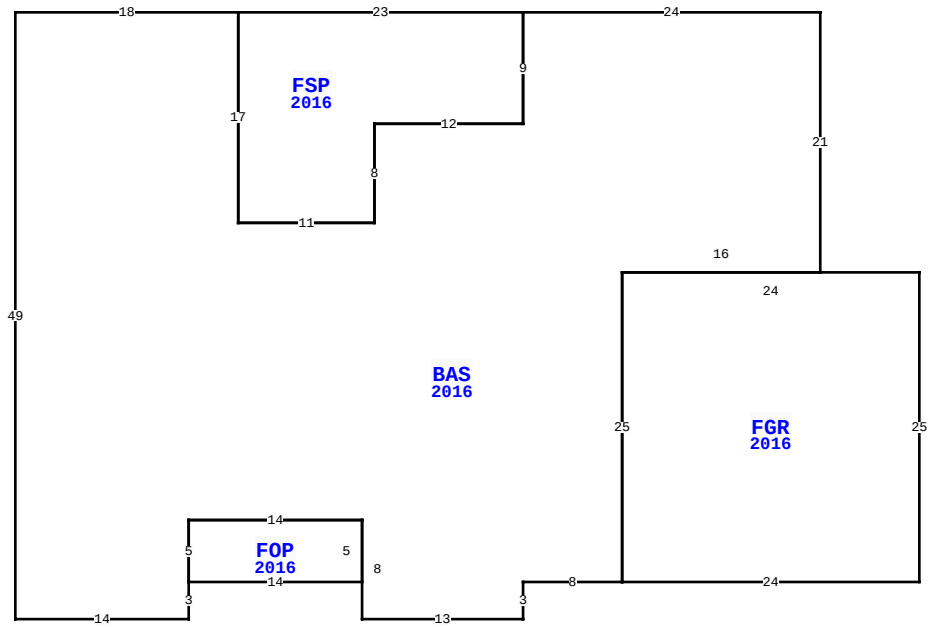
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,306	100	2016	2,306	344,151
FGR	600	55	2016	330	49,250
FOP	70	30	2016	21	3,134
FSP	295	40	2016	118	17,610
TOTALS	3,271			2,775	414,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,775	111.8400	155.46	431,402	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM 100% - 2017 Heated Area: 2306 HX Base Yr 2017



1325 DATE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		414,146
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		318,500
TOTAL MARKET VALUE		732,646
SOH/AGL Deduction		424,841
ASSESSED VALUE		307,805
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		251,394
TOTAL JUST VALUE		732,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		691,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160486	CO ISSUED	0	09/09/2016
20160486	NEW CONSTR	286,288	02/24/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2187/0072	3/29/2018	QC	U	I	11	100
GRANTOR: REID JOAN E						
GRANTEE: REID FAMILY REVOCAB						
2024/0396	1/18/2016	WD	U	V	11	100
GRANTOR: REID FAMILY REVOCABLE						
GRANTEE: REID DENVER B & JOA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 FSP=[YR=2016] W23 S17 E11 N8 E12 N9$ S9 W12 S8 W11 N17 W18 S49 E14 N3 FOP=[YR=2016] E14 N5 W14 S5$ N5 E14 S8 E13 N3 E8 FGR=[YR=2016] E24 N25 W24 S25$ N25 E16 N21$.

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	100		R-2	130.00	172.00	130.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	318,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 318,500 Market: 0 Agricultural: 0 Common: 318,500 PRINTED 07/09/2026 BY SYS