BLOCK 242 SUB G OF 2
CITY OF FDNA BEACH

MIKETHECLOSER 1947 LLC
1277 GERBING RD
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0242-02G0

BUILDING CHARACTERISTICS

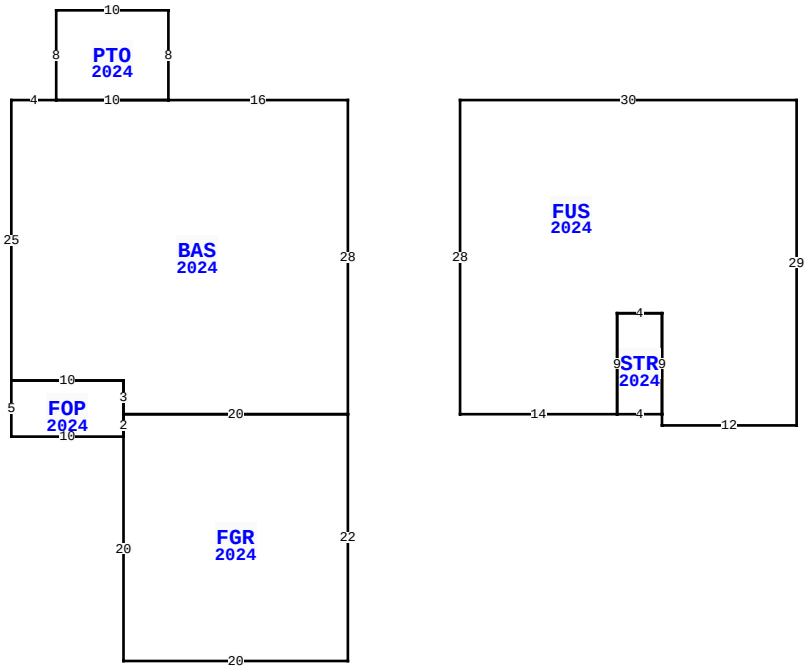
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
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	810	100	2024	810	169,475
FGR	440	55	2024	242	50,634
FOP	50	30	2024	15	3,138
FUS	816	100	2024	816	170,730
PTO	80	5	2024	4	837
STR	36	10	2024	4	837
TOTALS	2,232			1,891	395,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,891	126.6748	210.28	397,639	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 0% - 2025 Heated Area: 1626 HX Base Yr



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

223 HERBERT DOUGLAS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	395,651
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	118,422
TOTAL MARKET VALUE	514,073
SOH/AGL Deduction	0
ASSESSED VALUE	514,073
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	514,073
TOTAL JUST VALUE	514,073
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	501,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222133	NEW CONSTR	0	05/25/2022
2022-2133			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2729/1045	7/26/2024	WD	Q	I	02	537,700
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: MIKETHECLOSER 1947						
2566/0830	5/25/2022	WD	Q	V	05	649,500
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W16 W10 W4 S25 E10 S3 E20 N28 $
PTO=[YR=2024;ORIG=54,2] E10 S8 W10 N8 $
FOP=[YR=2024;ORIG=50,35] E10 S3 S2 W10 N5 $
FGR=[YR=2024;ORIG=60,38] S2 S20 E20 N22 W20 $
FUS=[YR=2024;ORIG=90,10] E30 S29 W12 N1 N9 W4 S9 W14 N28 $
STR=[YR=2024;ORIG=104,29] E4 S9 W4 N9 $
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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		R-2	43.00	102.00	43.00	FF	1	1.02	1.00	1.02	2,700.00	2,754.00	118,422							

REVIEW DATE 02/07/2024 BY DJ Total Acres: 0.00 Total Land Value: 118,422 Market: 0 Agricultural: 0 Common: 118,422 PRINTED 07/09/2026 BY SYS