BLK 243 TRACTS A & B OF LOT 10
CITY OF FDNA BEACH

CHARLES W LASSERRE REAL ESTATE
130 SOUTHE 7TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0243-10A0

BUILDING CHARACTERISTICS

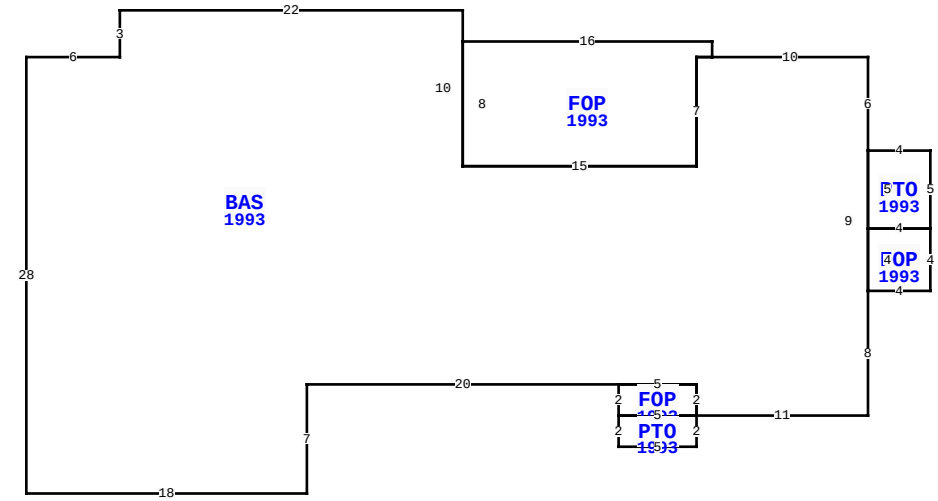
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,243	100	1993	1,243	164,915
FOP	10	30	1993	3	398
FOP	16	30	1993	5	663
FOP	121	30	1993	36	4,776
PTO	10	5	1993	0	0
PTO	20	5	1993	1	133
TOTALS	1,420			1,288	170,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,288	110.2400	183.00	235,704	1950	1970	0	0	0	27.50	72.50

1 SFR CUST 0% - 2023 Heated Area: 1243 HX Base Yr



1334 ATLANTIC AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	170,885
TOTAL MARKET OB/XF VALUE	5,300
TOTAL LAND VALUE - MARKET	469,560
TOTAL MARKET VALUE	645,745
SOH/AGL Deduction	126,013
ASSESSED VALUE	519,732
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	519,732
TOTAL JUST VALUE	645,745
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	505,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDC-2025-0	?CREATE PERVIOUS	20,000	08/20/2025
20071460	ELEC OTHER	1,600	08/08/2007
20022265	REMODEL	5,000	12/31/2002
7210	REPAIR/RRF	3,300	07/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/0995	9/14/2022	WD	Q	I	01	500,000
GRANTOR: FILLET DAVID E TRUSTE						
GRANTEE: CHARLES W LASSERRE						
1730/1349	1/03/2005	QC	U	I	11	100
GRANTOR: GENTRY KATHLEEN A & F						
GRANTEE: GENTRY FREDERICK J						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W4 BAS=[YR=1993] N6 W10 FOP=[YR=1993] N1 W16 S8 E15 N7 E1$ W1 S7 W15 N10 W22 S3 W6 S28 E18 N7 E20 FOP=[YR=1993] S2 PTO=[YR=1993] S2 E5 N2 W5$ E5 N2 W5$ E5 S2 E11 N8FOP=[YR=1993] E4 N4 W4 S4$ N9$ S5 E4 N5$.

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	0511	GARAGE CB-	0	0	25	23	575.00	SF	40.00	40.00	100	1950	1950	3	20	4,600	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1950	1950	3	20	700	

LAND DESCRIPTION

TOTAL OB/XF 5,300

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	0003	MU-1			13,416.00	SF		1.00	1.00	1.00	35.00	35.00	469,560							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.31 Total Land Value: 469,560 Market: 0 Agricultural: 0 Common: 469,560 PRINTED 07/09/2026 BY SYS