

BLOCK 254 SLY 81 FT 0F
WLY 100 FT OF LOT 1
BELLSOUTH ESMT IN OR 815/1082

PULLAN TAYLOR/PULLAN CHRISTOPHER JAMES & MARIE
1401 LEON STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0254-0012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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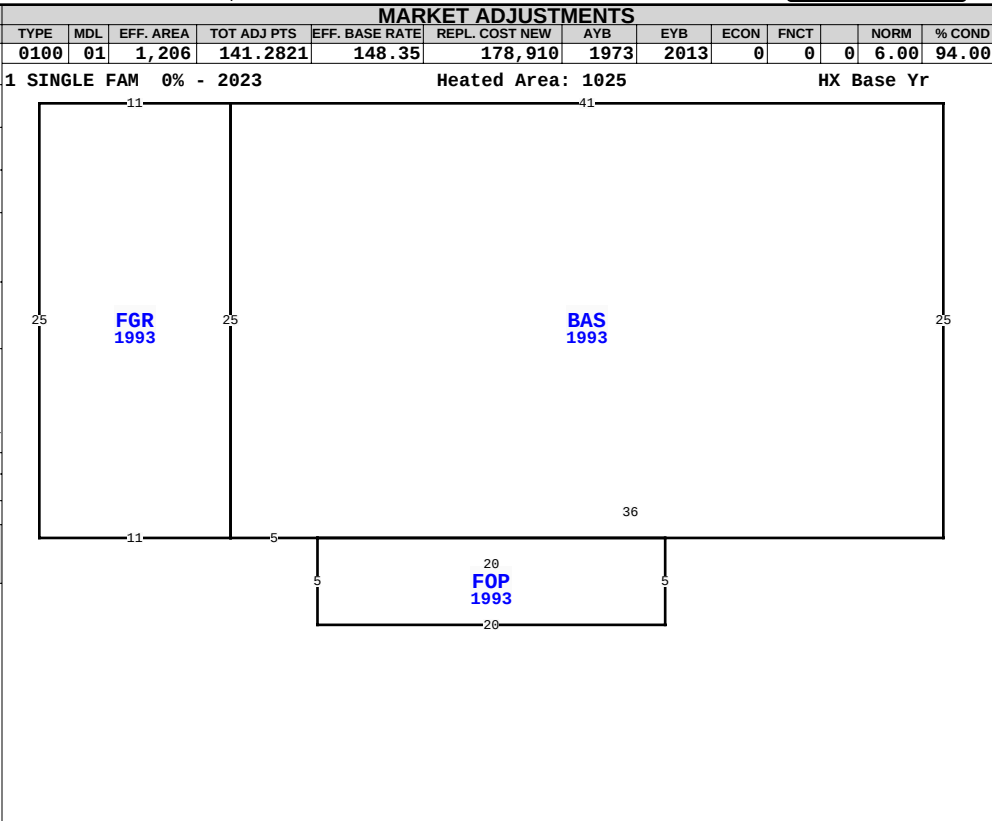
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1993	1,025	142,935
FGR	275	55	1993	151	21,057
FOP	100	30	1993	30	4,184

TOTALS	1,400			1,206	168,175
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0819	CONC 12"	0	0	5	4		20.00	SF 9.50
4	0940	SHEDS/PORT	0	0	6	12		72.00	SF 30.00
5	1242	WD DECK A	0	0	24	8		192.00	SF 10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	R-1	81.00	100.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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1401 LEON ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
9.50	100	2002	2002	3	79	150	
30.00	100	2002	2002	3	20	432	
10.00	100	2010	2010	3	35	672	

TOTAL OB/XF									
1,254									

Total Acres: 0.00	Total Land Value: 200,000	Market: 0	Agricultural: 0	Common: 200,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		168,175
TOTAL MARKET OB/XF VALUE		1,254
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		369,429
SOH/AGL Deduction		0
ASSESSED VALUE		369,429
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		369,429
TOTAL JUST VALUE		369,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
021619	REPAIR/RRF	4,000	09/19/2002
5473	XF0B	300	07/17/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1731	7/11/2022	WD	Q	I	01	420,000
GRANTOR: FURSE GAILE A						
GRANTEE: PULLAN TAYLOR & CHR						
2479/1151	7/14/2021	WD	Q	I	01	330,000
GRANTOR: SPICER ROY & THERESA						
GRANTEE: FURSE GAILE A						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W41 FGR=[YR=1993] W11 S25 E11 N25\$ S25 E5 FOP=[YR=1993] S5 E20 N5 W20\$ E36 N25\$.									