BLOCK 254 N75 FT OF S112 FT OF
E100 FT OF W130 FT OF LOT 8
IN OR 1957/1605

LOWDENSLAGER SHERRI L/SCHINTGEN TIFFANY L
1012 CALLE CORTA
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0254-0084

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

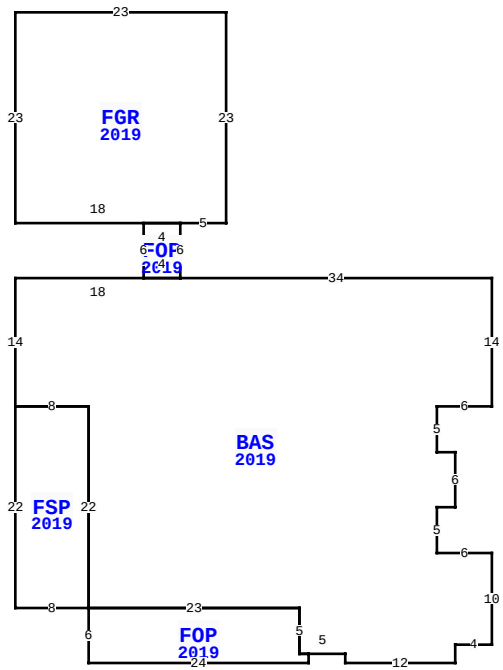
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,725	100	2019	1,725	293,488
FGR	529	55	2019	291	49,511
FOP	24	30	2019	7	1,191
FOP	139	30	2019	42	7,146
FSP	176	40	2019	70	11,910
TOTALS	2,593			2,135	363,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,135	125.5380	174.50	372,558	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2020 Heated Area: 1725 HX Base Yr 2020



1012 CALLE CORTA, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		363,244
TOTAL MARKET OB/XF VALUE		50,458
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		613,702
SOH/AGL Deduction		237,099
ASSESSED VALUE		376,603
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		325,192
TOTAL JUST VALUE		613,702
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		560,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182511	SWIM POOL	40,000	07/19/2018
20180659	NEW CONSTR	235,113	02/23/2018
20131040	DEMOLITION	600	05/10/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1957/1605	1/15/2015	WD	Q	V	01	35,000
GRANTOR: CLINCH CHARLETTIA L						
GRANTEE: LOWDENSLAGER SHERRI						
0511/0426	2/28/1987	WD	Q	I		50,000
GRANTOR: KIDNEY & MARTY						
GRANTEE: COVERDELL & CLINCH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W34 FOP=[YR=2019] N6 FGR=[YR=2019] E5 N23 W23 S23 E18$ W4 S6 E4$ W18 S14 FSP=[YR=2019] S22 E8 N22 W8$ E8 S22 FOP=[YR=2019] S6 E24 N1 W1 N5 W23$ E23 S5 E5 S1 E12 N2 E4 N10 W6 N5 E2 N6 W2 N5 E6 N14$.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	
4	1076	TRELLIS A	0	100	0	0	140.00	SF	7.50	7.50	100	2019	2019	3	95	998	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 50,458

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	R-1	75.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS