BLOCK 271 PT LOT 11 EAST
OF SAR R/W & LOT 23
IN OR 2364/649

RITCH TIM & DONNA/KAVALIEROS NICK ET AL
89 OCEAN COURSE DR
PONTE VEDRA BEACH, FL 32082

2026

00-00-31-1800-0271-0110

BUILDING CHARACTERISTICS

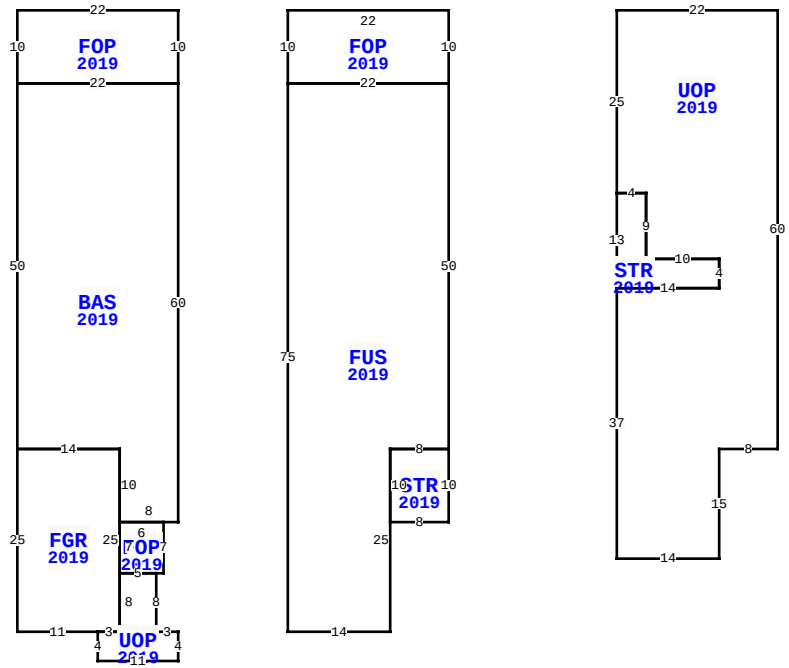
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,180	100	2019	1,180	270,145
FGR	350	55	2019	192	43,956
FOP	42	30	2019	13	2,976
FOP	220	30	2019	66	15,110
FOP	220	30	2019	66	15,110
FUS	1,450	100	2019	1,450	331,957
STR	80	10	2019	8	1,831
STR	92	10	2019	9	2,060
UOP	84	20	2019	17	3,892
UOP	1,438	20	2019	288	65,934
TOTALS	5,156			3,289	752,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,289	142.3277	236.26	777,059	2019	2019	0	0	0	3.10	96.90

1 SFR CUST 0% - 0 Heated Area: 2630 HX Base Yr



117 S 2ND ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	752,970
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	209,100
TOTAL MARKET VALUE	962,070
SOH/AGL Deduction	0
ASSESSED VALUE	962,070
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	962,070
TOTAL JUST VALUE	962,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	933,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181641	CO ISSUED	0	12/23/2019
20181641	NEW CONSTR	338,272	05/15/2018
20171904	DEMOLITION	31,500	06/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2364/0649	5/26/2020	WD	U	I	30	130,000
GRANTOR: WAYA EQUANI LLC						
GRANTEE: RITCH TIM & DONNA E						
2250/1956	1/25/2019	SW	U	V	37	193,500
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: WAYA EQUANI LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W22 S10 BAS=[YR=2019] S50 FGR=[YR=2019] S25 E11 UOP=[YR=2019] S4 E11 N4 W3 N8 FOP=[YR=2019] E1 N7 W6 S7 E5$ W5 S8 W3$ E3 N25 W14$ E14 S10 E8 N60 W22 $ E22 N10$ PTR= E15 FOP=[YR=2019] E22 S10 FUS=[YR=2019] S50 STR=[YR=2019] S10 W8 N10 E8$ W8 S25 W14 N75 E22$ W22 N10$ W15$ PTR=E60 UOP=[YR=2019] E22 S60 W8 S15 W14 N37 STR=[YR=2019] N13 E4 S9 E10 S4 W14$ E14 N4 W10 N9 W4 N25$ W60$.

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	0003	MU-1	25.00	0.00	3,485.00	SF		1.00	1.00	1.00	60.00	60.00	209,100							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.08 Total Land Value: 209,100 Market: 0 Agricultural: 0 Common: 209,100 PRINTED 07/09/2026 BY SYS