LOT 4
IN OR 614/1227
SHADY WOOD PB 5/277

JAMES DEORIS C
322 S 13TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1688-0004-0000

BUILDING CHARACTERISTICS

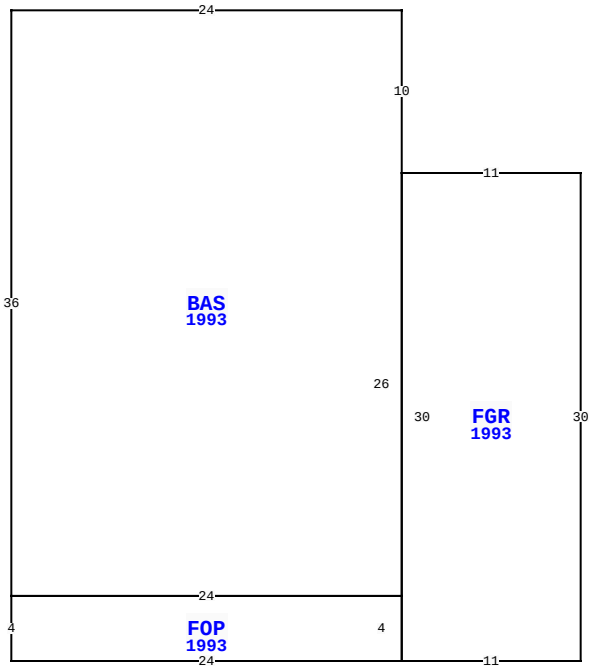
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	18	CEMENT BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	67,788
FGR	330	55	182	14,279
FOP	96	30	29	2,275
TOTALS	1,290		1,075	84,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,075	106.5406	96.15	103,361	1990	1990	0	0	0	18.40	81.60

1 SINGLE FAM – 100% - 0 Heated Area: 864 HX Base Yr



322 S 13TH ST, FERNANDINA BEACH

BLD DATE	07/16/2014	KK	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		84,343
TOTAL MARKET OB/XF VALUE		2,136
TOTAL LAND VALUE - MARKET		88,800
TOTAL MARKET VALUE		175,279
SOH/AGL Deduction		112,704
ASSESSED VALUE		62,575
TOTAL EXEMPTION VALUE	HX HB	37,575
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		175,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101519	OTHER	1,000	09/07/2010
20101375	REPAIR/RRF	2,400	08/18/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0614/1227	12/19/1990	WD	Q	I		45,000
GRANTOR: TIDEWATER DEVELOP						
GRANTEE: JAMES DEORIS C						
0599/1084	6/15/1990	WD	Q	V		10,300
GRANTOR: BURNS PAUL C						
GRANTEE: TIDEWATER DEVELOP						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W11 BAS=[YR=1993] N10 W24 S36 FOP=[YR=1993] S4 E24 N4 W24 $ E24 N26 $ S30 E11 N30 $.

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	0810	CONCRETE A	0	100	0	0	530.00	SF	6.50	6.50	100	1990	1990	3	62	2,136	

LAND DESCRIPTION

TOTAL OB/XF 2,136

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	SFR	100	0006		50.00	130.00	50.00	FF		1.00	1.00	1.11	1,600.00	1,776.00	88,800							

REVIEW DATE 05/31/2019 BY DJA Total Acres: 0.00 Total Land Value: 88,800 Market: 0 Agricultural: 0 Common: 88,800 PRINTED 08/02/2023 BY SYS