BLK 231 TRACT C & S 14 FT OF
TRACT D OF LOT 9
IN OR 2029/685

JACKSON SELMA J JR/JACKSON PHYLLIS ELIZABETH
425 S 13TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0231-09C0

BUILDING CHARACTERISTICS

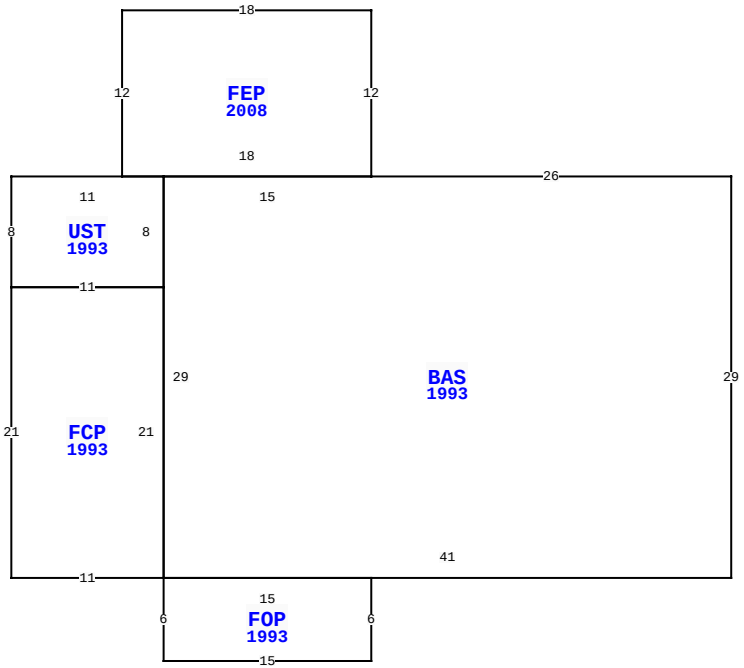
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	1,189	100	1,189	97,135
FCP	231	25	58	4,739
FEP	216	80	173	14,133
FOP	90	30	27	2,206
UST	88	45	40	3,268
TOTALS	1,814		1,487	121,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,487	123.1599	111.15	165,280	1970	1985	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 0 Heated Area: 1189 HX Base Yr



425 S 13TH ST, FERNANDINA BEACH

BLD DATE	04/01/2014 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		121,481
TOTAL MARKET OB/XF VALUE		526
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		262,007
SOH/AGL Deduction		186,278
ASSESSED VALUE		75,729
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		25,729
TOTAL JUST VALUE		262,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100514	ELEC OTHER	2,000	03/30/2010
20062099	REPAIR/RRF	9,982	09/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2029/0685	2/19/2016	QC	U	I	11	100
GRANTOR: JACKSON SELMA J JR						
GRANTEE: JACKSON SELMA J JR						
0293/0507	6/01/1979	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FEP=[YR=2008] N12W18S12 E18$W15
UST=[YR=1993] W11 S8 FCP=[YR=1993] S21 E11 N21W11$ E11N8$ S29
FOP=[YR=1993] S6 E15 N6W15$ E41 N29$.

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	46	8	368.00	SF	6.50	6.50	100	1970	1970	3	22	526	

LAND DESCRIPTION

TOTAL OB/XF 526

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	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.70	2,000.00	1,400.00	140,000							

REVIEW DATE 05/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS