BLK 231 N72 FT OF TRACT D OF
LOT 9 & TRACT C OF LOT 10
IN OR 1271/1420

DEAL ALICE
413 S 13TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0231-09D1

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	03	Quality Level 03

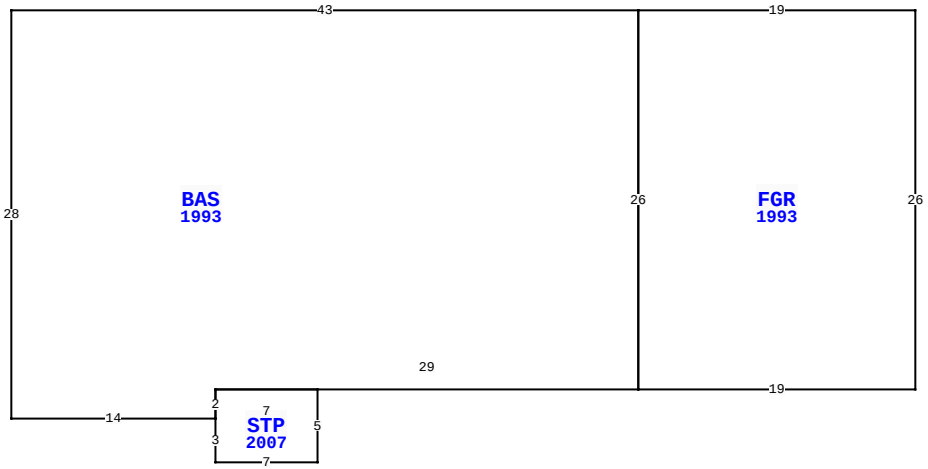
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,146	100	1,146	92,691
FGR	494	55	272	22,000
STP	35	10	4	323
TOTALS	1,675		1,422	115,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,422	121.6800	109.82	156,164	1965	1985	0	0	0	26.35	73.65

1 SINGLE FAM – 100% - 0 Heated Area: 1146 HX Base Yr



413 S 13TH ST, FERNANDINA BEACH

BLD DATE	04/01/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		131,661
TOTAL MARKET OB/XF VALUE		573
TOTAL LAND VALUE - MARKET		252,800
TOTAL MARKET VALUE		385,034
SOH/AGL Deduction		291,841
ASSESSED VALUE		93,193
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		38,193
TOTAL JUST VALUE		385,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101357	REPAIR/RRF	200	08/16/2010
20101348	OTHER	600	08/13/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1271/1420	11/05/2004	PR	U	I	01	100
GRANTOR: DEAL ALICE P/R						
GRANTEE: DEAL ALICE						
0050/0238	1/01/1964	TA	U	V		250
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 S28 E14STP=[YR=2007] S3 E7N5W7S2$ N2 E29
FGR=[YR=1993] E19 N26 W19S26$ N26$.

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	49	9	441.00	SF	6.50	6.50	100	1965	1965	3	20	573	

LAND DESCRIPTION

TOTAL OB/XF 573

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	158.00	100.00	158.00	FF		1.00	1.00	0.80	2,000.00	1,600.00	252,800							

REVIEW DATE 05/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 252,800 Market: 0 Agricultural: 0 Common: 252,800 PRINTED 08/02/2023 BY SYS

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FERNANDINA BEACH, FL 32034

2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

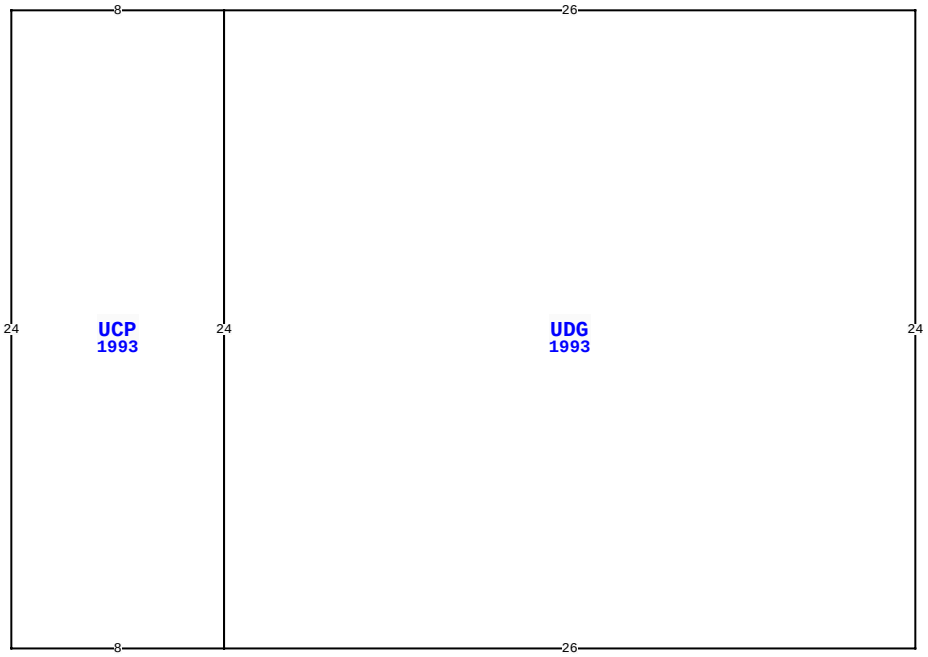
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
UCP	192	20	38	1,660
UDG	624	55	343	14,986
TOTALS	816		381	16,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	381	59.4000	53.61	20,425	1985	1985	0	0	0	18.50	81.50

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



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413 S 13TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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GRANTEE: DEAL ALICE						
0050/0238	1/01/1964	TA	U	V		250
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UDG=[YR=1993] W26 UCP=[YR=1993] W8 S24 E8 N24$ S24 E26 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 252,800 Market: 0 Agricultural: 0 Common: 252,800 PRINTED 08/02/2023 BY SYS