BLK 232 N22' OF SUBLOT C &
S 53' OF SUBLOT D OF LOT 7
IN OR 761 PG 514

PETERSON PRISCILLA LYNN
P O BOX 677
YULEE, FL 32041-0677

2023

00-00-31-1800-0232-07C1

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

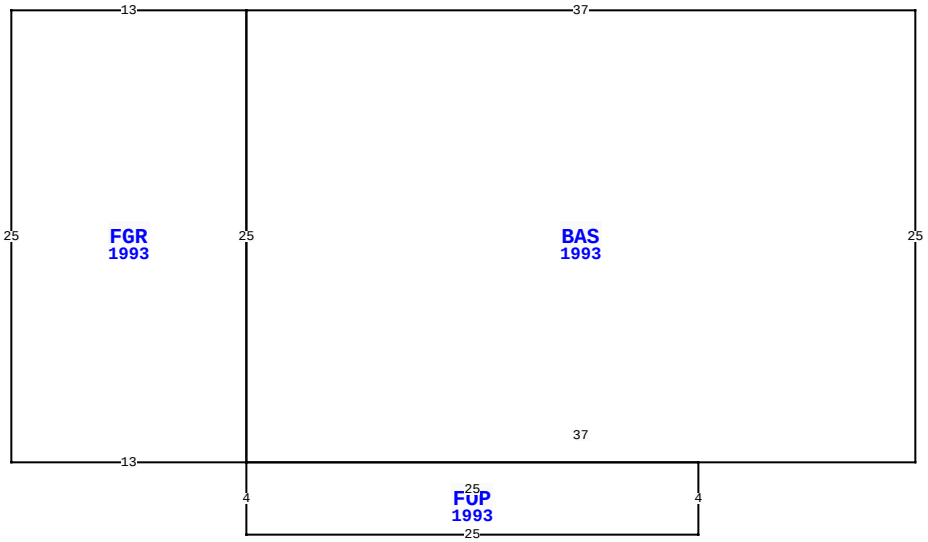
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	925	100	925	82,576
FGR	325	55	179	15,980
FOP	100	30	30	2,679
TOTALS	1,350		1,134	101,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,134	124.2638	112.15	127,178	1973	1980	0	0	0	20.40	79.60

1 SINGLE FAM – 0% - 0 Heated Area: 925 HX Base Yr



709 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	101,234
TOTAL MARKET OB/XF VALUE	2,245
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	230,979
SOH/AGL Deduction	75,556
ASSESSED VALUE	155,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,423
TOTAL JUST VALUE	230,979
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0761/0514	5/29/1996	WD	Q	I		46,000
GRANTOR: KELLEY STEPHEN WILLIA						
GRANTEE: PETERSON PRISCILLA						
0527/0791	9/29/1987	WD	Q	I		27,000
GRANTOR: FREDERICKS HAROLD SR						
GRANTEE: KELLEY STEPHEN WM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 FGR=[YR=1993] W13 S25 E13 N25 $ S25
FOP=[YR=1993] S4 E25 N4 W25 $ E37 N25 $.

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	0	43	9	387.00	SF	6.50	6.50	100	1987	1987	3	54.5	1,371	
2	0810	CONCRETE A	0	0	28	3	84.00	SF	6.50	6.50	100	1987	1987	3	54.5	298	
3	1242	WD DECK A	0	0	12	24	288.00	SF	10.00	10.00	100	1985	1985	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 2,245

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	0	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	0.85	2,000.00	1,700.00	127,500							

REVIEW DATE 05/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS