BLOCK 241 S5 FT OF LOT 4 &
ALL OF LOT 5 OR 1393/844
PARTY WALL & COMMON MAINT

NAPIER MARGIT J
1417 SADLER RD # 340
FERNANDINA BEACH, FL 32034-0301

2023

00-00-31-1800-0241-0041

BUILDING CHARACTERISTICS

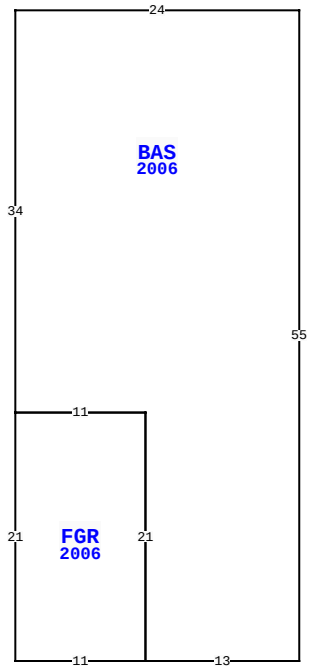
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,089	100	1,089	122,743
FGR	231	55	127	14,314
TOTALS	1,320		1,216	137,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,216	128.2600	121.85	148,170	2006	2006	0	0	0	7.50	92.50

1 TOWNHOUSE – 100% - 2011 Heated Area: 1089 HX Base Yr 2011



406 S 13TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		137,057
TOTAL MARKET OB/XF VALUE		4,596
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		191,653
SOH/AGL Deduction		85,157
ASSESSED VALUE		106,496
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,496
TOTAL JUST VALUE		191,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/0844	3/03/2006	WD	Q	I		184,000

GRANTOR: PENDERGRAST SUMTER

GRANTEE: NAPIER MARGIT J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N55 W24 S34 FGR=[YR=2006] S21 E11 N21 W11$E11 S21 E13$.

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	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2006	2006	3	31	198	
2	0825	BRICK	0	100	3	5	15.00	SF	12.50	12.50	100	2006	2006	3	97	182	
3	0810	CONCRETE A	0	100	44	3	132.00	SF	6.50	6.50	100	2006	2006	3	88	755	
4	0810	CONCRETE A	0	100	0	0	605.00	SF	6.50	6.50	100	2006	2006	3	88	3,461	

LAND DESCRIPTION

TOTAL OB/XF 4,596

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	25.00	100.00	25.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	50,000							

REVIEW DATE 05/18/2018 BY DJX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS