

BLOCK 241 LOT 8 & 9
IN OR 1598/473
CITY OF FDNA BEACH

BROWN ALBERTHA
420 S 13TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0241-0080



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																							
Exterior Wall	05	AVERAGE 100	0100	01	1,090	111.7770	100.88	109,959	2007	2007	0	0	7.00	93.00	VALUATION SUMMARY																							
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2009												Heated Area: 1056												HX Base Yr 2009											
Roof Cover	03	COMP SHNGL 100	24 44 44 10 14 6 14 6 BAS 2007 FSP 2008																																			
Interior Wall	05	DRYWALL 100																																				
Interior Floo	07	CORK/VTILE 100																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms		3 100																																				
Bathrooms		2 100																																				
Frame	02	WOOD FRAME 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	1,056	100	1,056	99,072																																		
FSP	84	40	34	3,190																																		
TOTALS			1,140	1,090	102,262																																	
EXTRA FEATURES			420 S 13TH ST, FERNANDINA BEACH																																			
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																						
1	0810	CONCRETE A	0 100	20	21	420.00	SF	6.50	6.50	100	2007	2007	3	89	2,430																							
2	0810	CONCRETE A	0 100	32	3	96.00	SF	6.50	6.50	100	2007	2007	3	89	555																							
3	0940	SHEDS/PORT	0 100	8	10	80.00	SF	30.00	30.00	100	2007	2007	3	35	840																							
LAND DESCRIPTION			TOTAL OB/XF 3,825																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	100,000																					
REVIEW DATE 05/18/2018 BY DJX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																																						

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2470/0815	6/11/2021	FJ	U	I	11	0

GRANTOR: CLERK OF COURT

GRANTEE: WHIGHAM ALBERTHA B

1598/0473	12/23/2008	WD	U	I	03	97,100
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GRANTOR: NASSAU HABITAT FOR HU

GRANTEE: BROWN ALBERTHA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W24 S44 E10 FSP=[YR=2008] S6 E14 N6 W14 \$ E14 N44 \$.