BLOCK 241 LOT 92
IN OR 1686/896
CITY OF FDNA BEACH

HUBBARD MELITA L
526 S 13TH TE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0241-0920

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

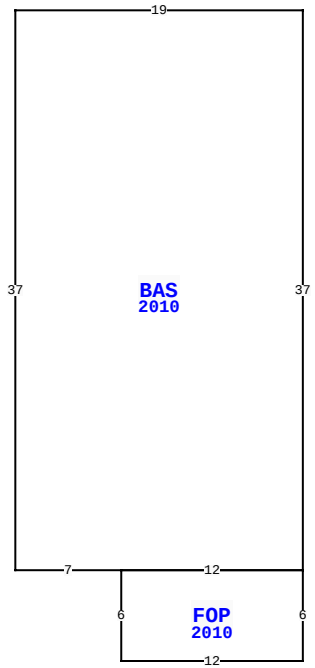
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	703	100	703	68,293
FOP	72	30	22	2,138
TOTALS	775		725	70,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	725	113.9050	102.80	74,530	2010	2010	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2011 Heated Area: 703 HX Base Yr 2011



526 S 13TH TER, FERNANDINA BEACH

BLD DATE		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		70,431
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		121,631
SOH/AGL Deduction		75,249
ASSESSED VALUE		46,382
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,382
TOTAL JUST VALUE		121,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1686/0896	6/23/2010	WD	U	I	17	69,000

GRANTOR: NASSAU HABITAT FOR HU
GRANTEE: HUBBARD MELITA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W19S37E7 FOP=[YR=2010] S6E12 N6W12$ E12N37$.

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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2010	2010	3	50	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	000000	C	VAC RES	100	0006	R-2	0.00	0.00	25.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	50,000							

REVIEW DATE 05/21/2018 BY DJX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS