BLOCK 243 LOT W1/2 OF N1/4
OF 3 & S1/2 OF N1/2 OF 3
(S-2 & S-3)

WOODSIDE DIANE E & JOHN T
34 S 13TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0243-0032

BUILDING CHARACTERISTICS

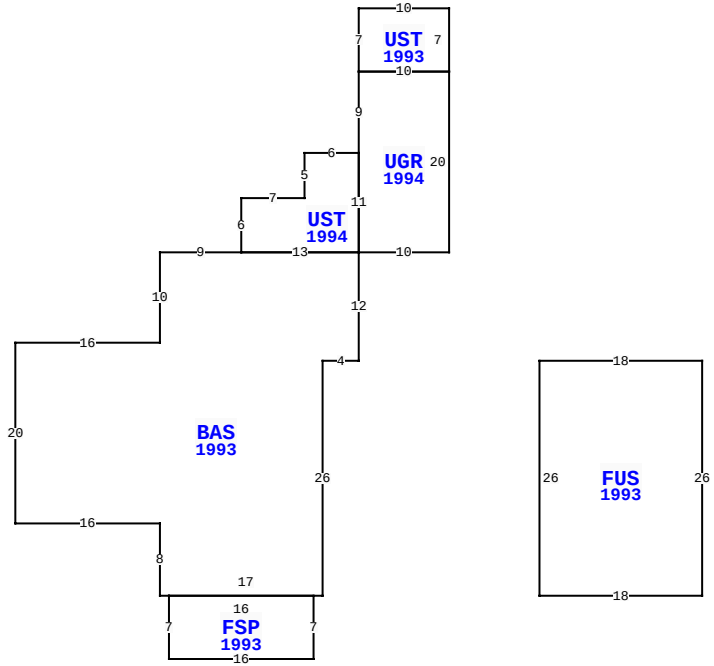
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,052	100	1,052	109,548
FSP	112	40	45	4,686
FUS	468	100	468	48,734
UGR	200	45	90	9,372
UST	70	45	32	3,333
UST	108	45	49	5,102
TOTALS	2,010		1,736	180,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,736	113.5200	134.80	234,013	1900	1990	0	0	0	22.75	77.25

1 SNGL FAM – 100% - 2022 Heated Area: 1520 HX Base Yr 2022



34 S 13TH ST, 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		180,775
TOTAL MARKET OB/XF VALUE		2,389
TOTAL LAND VALUE - MARKET		206,400
TOTAL MARKET VALUE		389,564
SOH/AGL Deduction		49,301
ASSESSED VALUE		340,263
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		290,263
TOTAL JUST VALUE		389,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1724	6/07/2021	WD	Q	I	01	457,000
GRANTOR: WEST ANTHONY W & KIMB						
GRANTEE: WOODSIDE DIANE E &						
1772/0308	12/29/2011	WD	U	I	40	112,000
GRANTOR: ROSENBERG NANCY L						
GRANTEE: WEST ANTHONY W & KI						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W10 S7 UGR=[YR=1994] S9 UST=[YR=1994] W6 S5 W7S6 BAS=[YR=1993] W9 S10 W16 S20 E16 S8 E1 FSP=[YR=1993] S7 E16 N7 W16$ E17 N26 E4 N12 W13$ E13 N11$ S11 E10 N20 W10$ E10 N7$ PTR=S65E10 FUS=[YR=1993] E18 N26W18 S26$N65 W10$.

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	0	0	504.00	SF	6.50	6.50	100	1970	1970	3	22	721	
2	1242	WD DECK A	0	100	0	0	278.00	SF	10.00	10.00	100	2012	2012	3	60	1,668	

LAND DESCRIPTION

TOTAL OB/XF 2,389

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	43.00	115.00	43.00	FF		1.00	1.00	1.00	2,400.00	2,400.00	103,200							
2	000100	C	SFR	100	0006	R-2	43.00	230.00	43.00	FF		1.00	1.00	1.00	2,400.00	2,400.00	103,200							

REVIEW DATE 05/18/2018 BY DJX Total Acres: 0.00 Total Land Value: 206,400 Market: 0 Agricultural: 0 Common: 206,400 PRINTED 08/02/2023 BY SYS