BLOCK 243 LOT N1/2 OF N1/2
OF 4 IN OR 1805/576
CITY OF FDNA BEACH

BAILEY KATHLEEN M
110 S 13TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0243-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

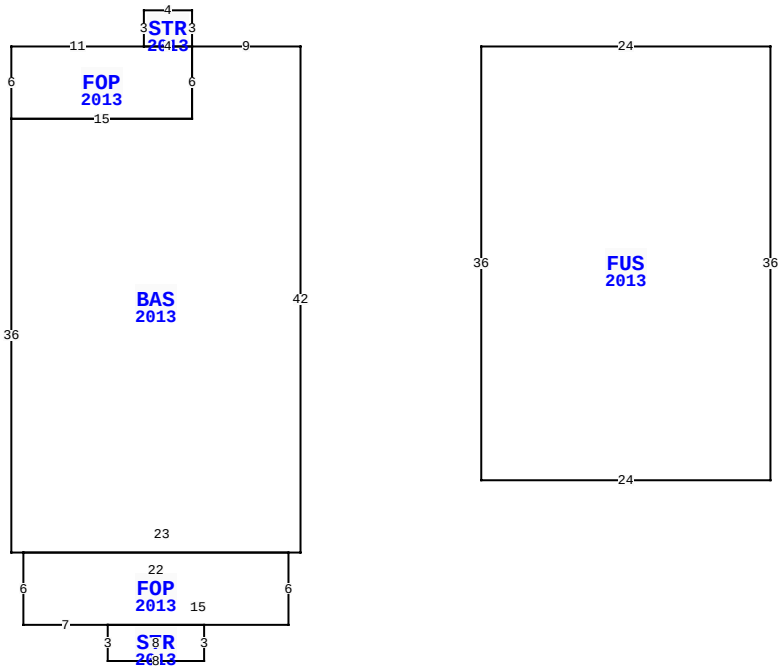
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	918	100	918	118,559
FOP	90	30	27	3,487
FOP	132	30	40	5,166
FUS	864	100	864	111,585
STR	12	10	1	130
STR	24	10	2	258
TOTALS	2,040		1,852	239,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,852	113.2880	134.53	249,150	2013	2013	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2014 Heated Area: 1782 HX Base Yr 2014



BLD DATE	07/11/2013 DJKK	LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

110 S 13TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		239,184
TOTAL MARKET OB/XF VALUE		34,721
TOTAL LAND VALUE - MARKET		154,800
TOTAL MARKET VALUE		428,705
SOH/AGL Deduction		256,348
ASSESSED VALUE		172,357
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		122,357
TOTAL JUST VALUE		428,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200886	SWIM POOL	0	01/04/2021
20121793	NEW CONSTR	181,237	08/30/2012
20121795	TREE REMOVAL FOR	0	08/30/2012
20121794	25YR ROOF	3,250	08/30/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1805/0576	7/19/2012	WD	Q	I	02	50,000
GRANTOR: EQUITY TRUST COMPANY						
GRANTEE: BAILEY KATHLEEN M						
1755/1708	9/12/2011	WD	U	V	30	33,600
GRANTOR: MITCHELL EDWARD R & J						
GRANTEE: EQUITY TRUST COMPAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W9 STR=[YR=2013] N3 W4 S3 FOP=[YR=2013] W11 S6 E15 N6 W4$ E4$ S6 W15 S36 E1 FOP=[YR=2013] S6 E7 STR=[YR=2013] S3 E8 N3 W8$ E15 N6 W22$ E23 N42$ PTR=E15 FUS=[YR=2013] E24 S36 W24 N36$ W15$.

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	10	8	80.00	SF	30.00	30.00	100	2010	2010	3	50	1,200	
2	0861	POOL GUNIT	0	100	0	0	370.00	SF	85.00	85.00	100	2021	2021	3	98	30,821	
3	0855	CONC PAVER	0	100	0	0	270.00	SF	10.00	10.00	100	2021	2021	3	100	2,700	

LAND DESCRIPTION

TOTAL OB/XF 34,721

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	230.00	43.00	FF		1.00	1.00	1.50	2,400.00	3,600.00	154,800							

REVIEW DATE 02/15/2022 BY DJ Total Acres: 0.00 Total Land Value: 154,800 Market: 0 Agricultural: 0 Common: 154,800 PRINTED 08/02/2023 BY SYS