

PROBST MARY B
136 S 13TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0243-05B1



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		2									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		07		ASB SHNGLE 100		0100		01		1,030		104.3280		94.16		96,985		1943		2005		0		0		0		12.75		87.25		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		- 100%		- 2020		Heated Area: 1000		HX Base Yr		2020														Tax Group: 2					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					84,619				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					995				
Interior Floo		14		CARPET 80																												TOTAL LAND VALUE - MARKET					103,200				
Interior Floo		11		CLAY TILE 20																												TOTAL MARKET VALUE					188,814				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					64,453				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					124,361				
Bedrooms				2 100																												TOTAL EXEMPTION VALUE					HX HB 50,000				
Bathrooms				1 100																												BASE TAXABLE VALUE					74,361				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					188,814				
Stories		1.		1. 100																												NCON VALUE					0				
Units				0 100																												INCOME VALUE									
BUD8 Adjustme		02		DIST FB 100																												PREVIOUS YEAR MKT VALUE					163,019				
Occupancy		00		NONE 100																																					
Quality		03		Quality Level 03																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		1008.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,000		100		1,000		82,155																																	
FOP		100		30		30		2,465																																	
TOTALS		1,100		1,030		84,619																																			
EXTRA FEATURES										136 S 13TH ST, FERNANDINA BEACH										BLD DATE										LGL DATE											
																				XF DATE										LAND DATE											
																				INC DATE										AG DATE											
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 5		100.00		SF 6.50		6.50		100		1984		1984		3		47		306															
3		0810		CONCRETE A		0 100		0 0		1,060.00		SF 3.25		3.25		100		1950		1950		3		20		689															
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