BLK 244 TRACT A OF LOT 4 & PT
OF TRACT B OF LOT 4
IN OR 2307/973

HEARD LEASING LLC
PO BOX 693
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0244-04A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

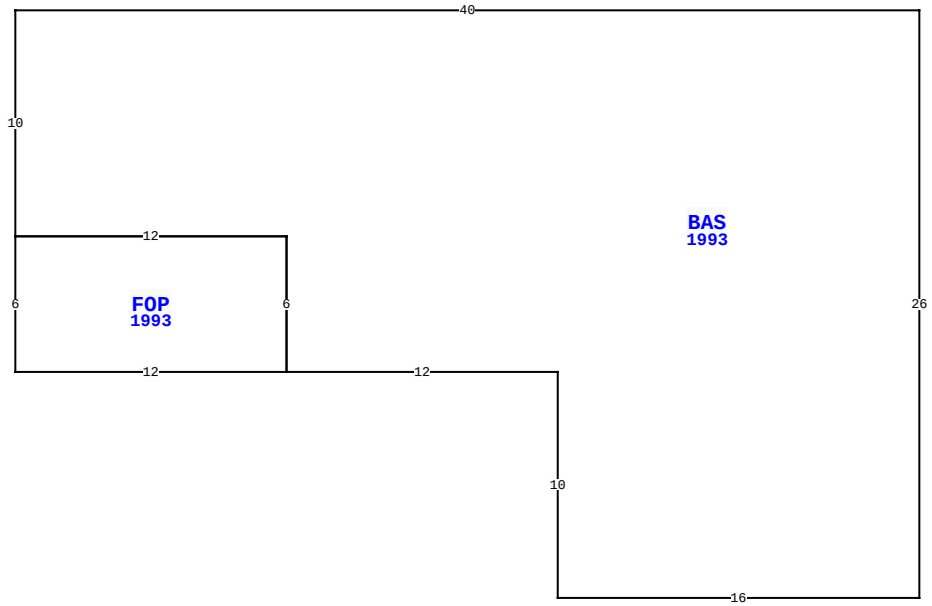
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	72,058
FOP	72	30	22	2,178
TOTALS	800		750	74,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	750	126.0600	113.77	85,328	1945	1995	0	0	0	13.00	87.00

1 SINGLE FAM – 0% - 0 Heated Area: 728 HX Base Yr



118 N 13TH ST, FERNANDINA BEACH

BLD DATE	07/21/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	74,235
TOTAL MARKET OB/XF VALUE	14,635
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	168,870
SOH/AGL Deduction	22,778
ASSESSED VALUE	146,092
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,092
TOTAL JUST VALUE	168,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051334	CHNGE SRVC	2,000	03/01/2005
6239	REPAIR/RRF	1,000	11/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2307/0973	9/23/2019	WD	U	I	11	100
GRANTOR: HEARD JOHN H						
GRANTEE: HEARD LEASING LLC						
2180/0755	2/28/2018	PR	U	I	19	173,400
GRANTOR: MURRAY GERALD L & LAU						
GRANTEE: HEARD JOHN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S10 FOP=[YR=1993] S6 E12 N6W12$ E12 S6 E12 S10 E16 N26$.

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	0	50	4	200.00	SF	6.50	6.50	100	1989	1989	3	59.5	774	
2	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	2003	2003	3	22	35	
4	1242	WD DECK A	0	0	16	15	240.00	SF	10.00	10.00	100	2005	2005	3	27	648	
5	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	2005	2005	3	44	6,160	
6	0810	CONCRETE A	0	0	88	11	968.00	SF	6.50	6.50	100	2005	2005	3	87	5,474	
7	0810	CONCRETE A	0	0	30	5	150.00	SF	6.50	6.50	100	2005	2005	3	87	848	
8	0810	CONCRETE A	0	0	41	3	123.00	SF	6.50	6.50	100	2005	2005	3	87	696	

LAND DESCRIPTION

TOTAL OB/XF 14,635

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	0	0006	MU-1	78.00	102.00	1.00	LT		1.00	1.00	0.80	100,000.00	80,000.00	80,000							

REVIEW DATE 05/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS