



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	14	CARPET 80
Interior Floo	13	LVT/LAMNT 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.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,118	100	1,118	111,391
FGR	312	55	172	17,137
FOP	160	30	48	4,783
TOTALS	1,590		1,338	133,311

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	457.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	100	0	0	116.00	SF	6.50	6.50	
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	
5	0351	CARPORT MT	0	100	27	18	486.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0005	R-2	86.00	100.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,338	121.6488	109.79	146,899	1983	2003	0	0	9.25	90.75
1 SINGLE FAM - 100% - 2021 Heated Area: 1118 HX Base Yr 2021											
12 43 26 26 43 26 26 26 26 26 26 26 FGR 1993 BAS 1993 FOP 1993											
224 N 13TH TER, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										133,311	
TOTAL MARKET OB/XF VALUE										5,531	
TOTAL LAND VALUE - MARKET										125,000	
TOTAL MARKET VALUE										263,842	
SOH/AGL Deduction										76,709	
ASSESSED VALUE										187,133	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										137,133	
TOTAL JUST VALUE										263,842	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										261,909	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200895	ADDITION	23,419	04/01/2021
20120957	REPLACE METER CAN	850	05/29/2012
20032464	REROOF W/20YR SHN	3,000	02/06/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2521/1324	10/08/2021	QC	U	I	11		100
GRANTOR: GONZALES MITCHELL & A							
GRANTEE: GONZALES MITCHELL							
2293/1631	7/23/2019	WD	Q	I	01		206,000
GRANTOR: COPE LANITA GAIL							
GRANTEE: GONZALES MITCHELL &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W43 FGR=[YR=1993] W12 S26 E12 N26\$ S26											
FOP=[YR=1993] S8 E20 N8 W20\$ E43 N26\$.											