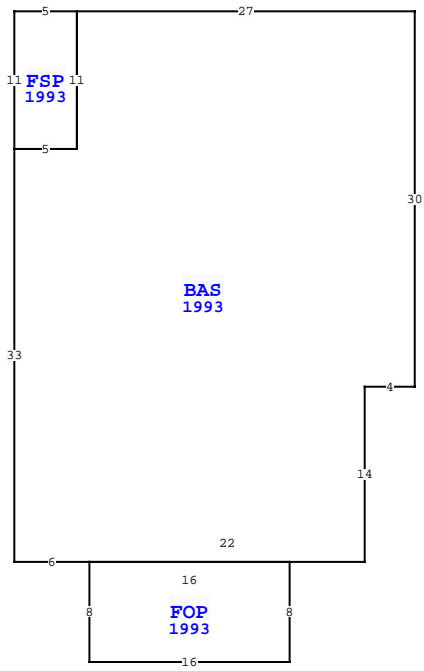


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	12	HARDWOOD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		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	7600	MORTUARY/CEMETERY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC		1010.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,297	100	1,297	28,192
FOP	128	30	38	826
FSP	55	40	22	478
TOTALS	1,480		1,357	29,496

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,357	114.4000	108.68	147,479	1930	1965	0	0	50	39.00	20.00
1 SINGLE FAM - 0% - 0 Heated Area: 1297 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 4	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			300
TOTAL MARKET OB/XF VALUE			814
TOTAL LAND VALUE - MARKET			831,750
TOTAL MARKET VALUE			832,864
SOH/AGL Deduction			420,012
ASSESSED VALUE			412,852
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			412,852
TOTAL JUST VALUE			832,864
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			413,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122345	REPAIR/RRF	2,000	11/20/2012
20111386	H/AC	2,500	08/16/2011
20111338	REPAIR/RRF	1,400	08/10/2011
20110982	HOUSEMVING	1,000	06/16/2011
20110777	REMODEL	58,000	05/19/2011
972120	REPAIR/RRF	1,800	10/03/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2457/0275	4/26/2021	WD	U	I	11	100
GRANTOR: NASSAU COUNTY						
GRANTEE: HEARD JOHN H						
1706/1525	10/20/2010	WD	U	I	37	95,000
GRANTOR: DAUGHERTY PHILLIP L						
GRANTEE: HEARD LEASING LLC						

EXTRA FEATURES																	
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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	1	1930	1930	3	1	35	
2	0511	GARAGE CB-	0	0	36	24	864.00	SF	40.00	40.00	1	1979	1979	3	1	346	
3	0510	GARAGE WD-	0	0	19	24	456.00	SF	35.00	35.00	1	2002	2002	3	1	160	
4	0810	CONCRETE A	0	0	22	8	176.00	SF	6.50	6.50	1	2011	2011	3	1	11	
5	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	1	1979	1979	3	1	4	
6	0443	STK FNC 6'	0	0	0	0	24.00	LF	10.00	10.00	1	2000	2000	3	1	2	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	1	2000	2000	3	1	6	
8	0810	CONCRETE A	0	0	6	8	48.00	SF	6.50	6.50	1	2000	2000	3	1	3	
9	0803	ASPHALT C	0	0	78	22	1,716.00	SF	2.00	2.00	1	2011	2011	3	1	34	
10	0803	ASPHALT C	0	0	0	0	1,278.00	SF	2.00	2.00	1	2011	2011	3	1	26	

TOTAL OB/XF													627											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	007600	C	MORTUARY	0	0006	MU-1			33,270.00	SF		1.00	1.00	1.00	25.00	25.00	831,750							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W27 FSP=[YR=1993] W5 S11 E5 N11 \$ S11 W5 S33 E6 FOP=[YR=1993] S8 E16 N8 W16 \$ E22 N14 E4 N30 \$.												

LOTS K L M & N
IN OR 1706/1525 & OR 1704/407
ESMT PT OR 1683/1244

HEARD LEASING LLC
PO BOX 693
FERNANDINA BEACH, FL 32035-0693

2024

00-00-31-1320-000K-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	04	NONE	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Fixtures		0	100
Frame	03	MASONRY	100
Story Height		13	100
RMS		1	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	7600	MORTUARY/CEMETERY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	960	100	960
			SUBAREA MARKET VALUE
			15,020
TOTALS	960		960
			15,020

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3	MORTUARY	- 0%	- 0									
Heated Area: 960					HX Base Yr							

NASSAU COUNTY PROPERTY		PAGE 2 of 4	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			300
TOTAL MARKET OB/XF VALUE			814
TOTAL LAND VALUE - MARKET			831,750
TOTAL MARKET VALUE			832,864
SOH/AGL Deduction			420,012
ASSESSED VALUE			412,852
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			412,852
TOTAL JUST VALUE			832,864
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			413,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2457/0275	4/26/2021	WD	U	I	11	100
GRANTOR: NASSAU COUNTY						
GRANTEE: HEARD JOHN H						
1706/1525	10/20/2010	WD	U	I	37	95,000
GRANTOR: DAUGHERTY PHILLIP L						
GRANTEE: HEARD LEASING LLC						

EXTRA FEATURES																	
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
11	0400	CONC CURB	0	0	0	0	245.00	LF	15.00	15.00	1	2011	2011	3	1		37
12	0810	CONCRETE A	0	0	0	0	207.00	SF	6.50	6.50	1	2011	2011	3	1		13
13	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	1	2011	2011	3	1		2
14	0402	CONC BUMPE	0	0	0	0	16.00	UT	25.00	25.00	1	2008	2008	3	1		4
15	0802	ASPHALT B	0	0	0	0	592.00	SF	2.40	2.40	1	2011	2011	3	1		14
16	0810	CONCRETE A	0	0	16	8	128.00	SF	6.50	6.50	1	2011	2011	3	1		8
17	0443	STK FNC 6'	0	0	0	0	23.00	LF	10.00	10.00	1	2008	2008	3	1		2
18	0648	LIGHTS-AV	0	0	0	0	1.00	UT	140.00	140.00	1	2011	2011	3	1		1
19	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	1	2008	2008	3	1		3
20	0646	LWN SPRK H	0	0	0	0	3.00	UT	2.00	2.00	1	2011	2011	3	1		0

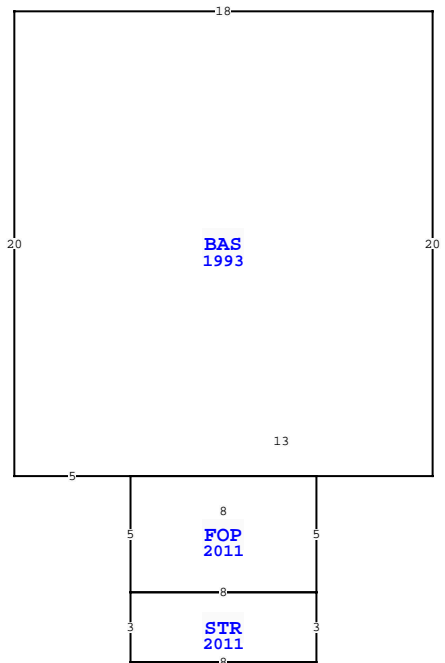
BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2011] W24 S40 E24 N40\$.			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	09	PINE WOOD	100
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Fixtures		3	100
Frame	02	WOOD FRAME	100
Story Height		10	100
RMS		1	100
Stories	1.	1.100	
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	7600	MORTUARY/CEMETERY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1010.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	360	100	360
FOP	40	30	12
STR	24	10	2
TOTALS	424		374

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1701	04	374	89.7750	127.26	47,595	1935	1985	0	0	40	53.00	10.00	
4 OFFICE 1&2 - 0% - 0 Heated Area: 360 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 3 of 4	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			300
TOTAL MARKET OB/XF VALUE			814
TOTAL LAND VALUE - MARKET			831,750
TOTAL MARKET VALUE			832,864
SOH/AGL Deduction			420,012
ASSESSED VALUE			412,852
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			412,852
TOTAL JUST VALUE			832,864
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			413,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2457/0275	4/26/2021	WD	U	I	11	100
GRANTOR: NASSAU COUNTY						
GRANTEE: HEARD JOHN H						
1706/1525	10/20/2010	WD	U	I	37	95,000
GRANTOR: DAUGHERTY PHILLIP L						
GRANTEE: HEARD LEASING LLC						

EXTRA FEATURES														24 N 13TH ST, FERNANDINA BEACH		BLD DATE	05/17/2024	REA	LGL DATE	04/24/2024	TD
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				
21	0443	STK FNC 6'	0	0	0	0	35.00	LF	10.00	10.00	1	2008	2008	3	1		4				
22	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	1	2008	2008	3	1		3				
23	0810	CONCRETE A	0	0	20	6	120.00	SF	6.50	6.50	1	2008	2008	3	1		8				
24	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	1	2011	2011	3	1		4				
25	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	1	2011	2011	3	1		5				
26	0097	AWNING CN	0	0	0	0	3.00	SF	65.00	65.00	1	2011	2011	3	1		2				
27	0473	VF 3 RAIL	0	0	0	0	238.00	LF	7.50	7.50	1	2009	2009	3	1		18				
28	1128	BRICK 12"	0	0	0	0	8.00	SF	14.00	14.00	1	2009	2009	3	1		1				
29	0810	CONCRETE A	0	0	14	16	224.00	SF	6.50	6.50	1	1990	1990	3	1		15				
30	1242	WD DECK A	0	0	16	7	112.00	SF	10.00	10.00	1	1990	1990	3	1		11				

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W18 S20 E5 FOP=[YR=2011] S5 STR=[YR=2011] S3 E8 N3 W8\$ E8 N5 W8\$ E13 N20\$.			

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

