

LOT 1
PT OR 1837/767
LESLIE COURT PB 5/63

SHORELINE RENTAL INVESTMENTS LLC
1299 GERBING RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-1430-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

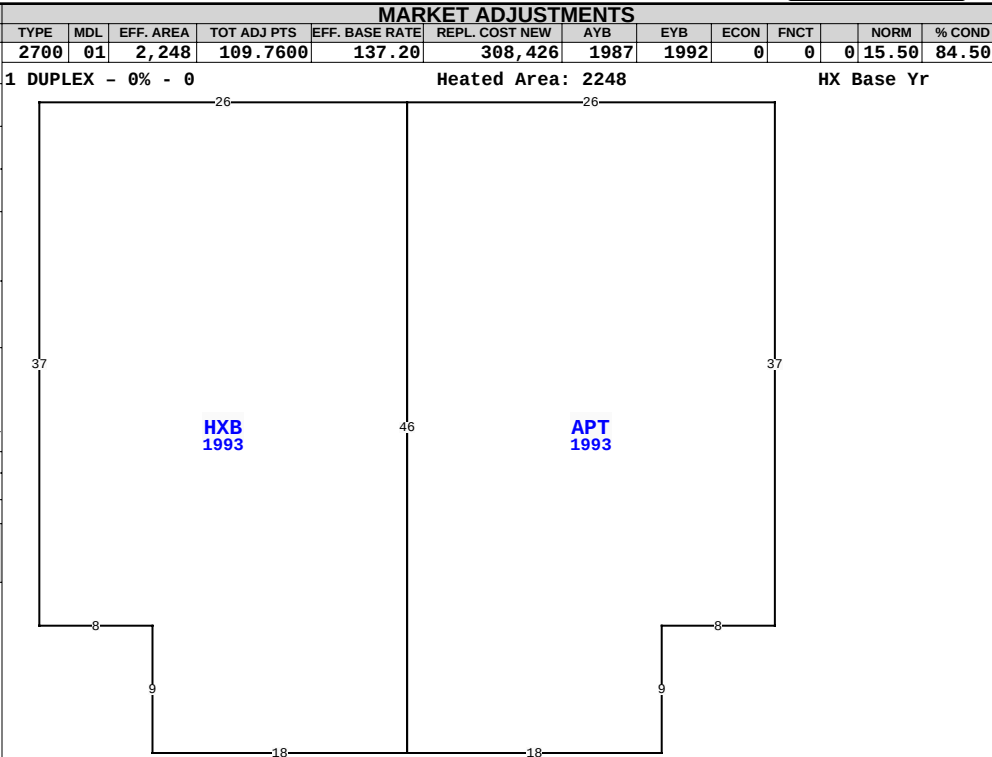
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,124	100	1,124	130,310
HXB	1,124	100	1,124	130,310

TOTALS	2,248		2,248	260,620
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	1,400.00	SF	6.50	6.50	100	1987
2	0810	CONCRETE A	0	0	0	330.00	SF	6.50	6.50	100	1987
3	0810	CONCRETE A	0	0	10	100.00	SF	6.50	6.50	100	1987
4	0810	CONCRETE A	0	0	10	100.00	SF	6.50	6.50	100	1987
5	0940	SHEDS/PORT	0	0	12	144.00	SF	30.00	30.00	100	1988

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAM	0	0006	R-1	70.00	173.00	1.00	UT	1.00



913 S	18TH ST	A&B, FERNANDINA BEACH	BLD DATE		LGL DATE	
			XF DATE		LAND DATE	03/19/2024
			INC DATE		AG DATE	MLU

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	0	0	1,400.00	SF	6.50	6.50	100	1987	1987	3	52	4,732	
2	0810	CONCRETE A	0	0	0	330.00	SF	6.50	6.50	100	1987	1987	3	52	1,115	
3	0810	CONCRETE A	0	0	10	100.00	SF	6.50	6.50	100	1987	1987	3	52	338	
4	0810	CONCRETE A	0	0	10	100.00	SF	6.50	6.50	100	1987	1987	3	52	338	
5	0940	SHEDS/PORT	0	0	12	144.00	SF	30.00	30.00	100	1988	1988	3	20	864	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAM	0	0006	R-1	70.00	173.00	1.00	UT	1.00

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		260,620
TOTAL MARKET OB/XF VALUE		7,387
TOTAL LAND VALUE - MARKET		137,500
TOTAL MARKET VALUE		405,507
SOH/AGL Deduction		139,451
ASSESSED VALUE		266,056
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		266,056
TOTAL JUST VALUE		405,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101027	H/AC	3,500	06/21/2010
20091247	REROOF W/30YR ARC	2,200	09/16/2009
4251	NEW CONSTR	60,000	04/06/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1837/0767	1/23/2013	WD U	I	I	11	100
GRANTOR: LONG MARYLEE W & H VE						
GRANTEE: SHORELINE RENTAL IN						
1084/1100	10/02/2002	WD U	I	I	01	100
GRANTOR: LONG H VERNON & MARYL						
GRANTEE: LONG MARYLEE W LONG						

BUILDING NOTES											
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BUILDING DIMENSIONS											
APT=[YR=1993] W26 HXB=[YR=1993] W26S37E8 S9E18N46\$ S46E18N9E8N37\$.											