



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1022.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	876	100	876	163,987
FGR	216	55	119	22,277
FOP	78	30	23	4,306
PTO	12	5	1	187
PTO	72	5	4	748
TOTALS	1,254		1,023	191,505

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	0	0	0	190.00	SF	6.50	6.50	
2	0855	CONC PAVER	0	0	0	0	224.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	0	0	0	84.00	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	0		R-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,023	151.2756	189.09	193,439	2020	2020	0	0	1.00	99.00
1 SNGL FAM - 0% - 0 Heated Area: 876 HX Base Yr											
608 S 13TH ST, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		191,505	
TOTAL MARKET OB/XF VALUE		4,273	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		345,778	
SOH/AGL Deduction		61,053	
ASSESSED VALUE		284,725	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		284,725	
TOTAL JUST VALUE		345,778	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		287,126	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190449	NEW CONSTR	119,995	08/22/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2467/0166	6/02/2021	WD	Q	I	02
GRANTOR: BARKER JOHN H II & KA					
GRANTEE: OLLIGES KELLY A REV					
2459/1128	5/06/2021	FJ	U	I	11
GRANTOR: BARKER JOHN ESTATE					
GRANTEE: BARKER JOHN H II &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W1 PTO=[YR=2020] N6 W12 S6 E12\$ W25 S24 FGR=[YR=2020] S18 E12 N18 W12\$ E12 S18 E1 FOP=[YR=2020] S6 E13 N6 W13\$ E13 N17 PTO=[YR=2020] E3 N4 W3 S4\$ N25\$.											