LOT 8
HICKORY RIDGE PBK 2234/596

RIVERA KAITLYN E &/BROWN RICHARD E & SUSAN
624 S 13TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1501-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

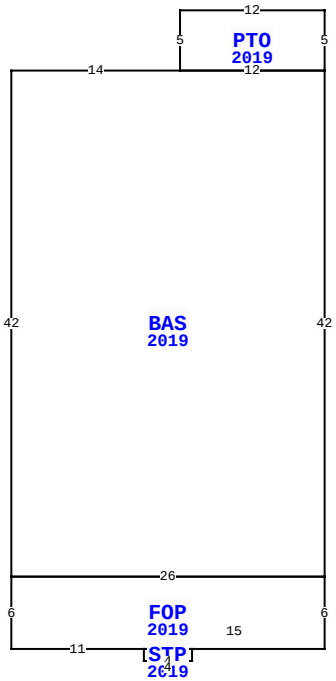
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,092	100	1,092	199,624
FOP	156	30	47	8,592
PTO	60	5	3	549
STP	4	10	0	0
TOTALS	1,312		1,142	208,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,142	148.4742	185.59	211,944	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 1092 HX Base Yr 2021



624 S 13TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		208,765
TOTAL MARKET OB/XF VALUE		6,645
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		365,410
SOH/AGL Deduction		145,767
ASSESSED VALUE		219,643
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		169,643
TOTAL JUST VALUE		365,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190132	NEW CONSTR	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/0638	12/30/2020	QC	U	I	11	68,000
GRANTOR: BROWN RICHARD E & SUS						
GRANTEE: BROWN RICHARD E & S						
2329/1139	12/27/2019	WD	Q	I	01	257,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: BROWN RICHARD E & S						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] W12 S5 BAS=[YR=2019] W14 S42 FOP=[YR=2019] S6 E11 STP=[YR=2019] S1 E4 N1 W4$ E15 N6 W26$ E26 N42 W12 $ E12 N5$.

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	0855	CONC PAVER	0	100	0	0	332.00	SF	10.00	10.00	100	2019	2019	3	98	3,254	
2	0855	CONC PAVER	0	100	0	0	88.00	SF	10.00	10.00	100	2019	2019	3	98	862	
3	0810	CONCRETE A	0	100	0	0	388.00	SF	6.50	6.50	100	2019	2019	3	98	2,472	
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2019	2019	3	98	57	

LAND DESCRIPTION

TOTAL OB/XF 6,645

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	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 09/24/2019 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS