LOT 34
HICKORY RIDGE PBK 2234/596

ALTMAN MATTHEW H
750 13TH ST S
FERNANDINA BEACH, FL 32034

2024

00-00-31-1501-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

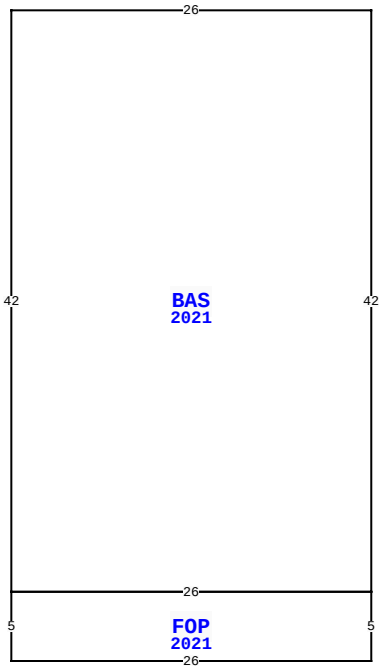
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	1,092	100	1,092	187,744
FOP	130	30	39	6,705
TOTALS	1,222		1,131	194,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,131	138.2346	172.79	195,425	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 1092 HX Base Yr 2022



750 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		194,448
TOTAL MARKET OB/XF VALUE		6,362
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		350,810
SOH/AGL Deduction		98,466
ASSESSED VALUE		252,344
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		202,344
TOTAL JUST VALUE		350,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210554	CO ISSUED	0	07/01/2021
20200554	NEW CONSTR	0	11/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2477/0312	6/30/2021	WD	Q	I	02	273,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: ALTMAN MATTHEW H						
2324/0107	12/06/2019	WD	Q	V	01	73,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W26 S42 FOP=[YR=2021] S5 E26 N5 W26 $ E26 N42 $.

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	432.00	SF	10.00	10.00	100	2021	2021	3	99	4,277	
2	0810	CONCRETE A	0	100	0	0	324.00	SF	6.50	6.50	100	2021	2021	3	99	2,085	

LAND DESCRIPTION

TOTAL OB/XF 6,362

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 06/29/2021 BY RK Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS