LOT 35
HICKORY RIDGE PBK 2234/596

O'QUINN MARY E
758 S 13TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1501-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

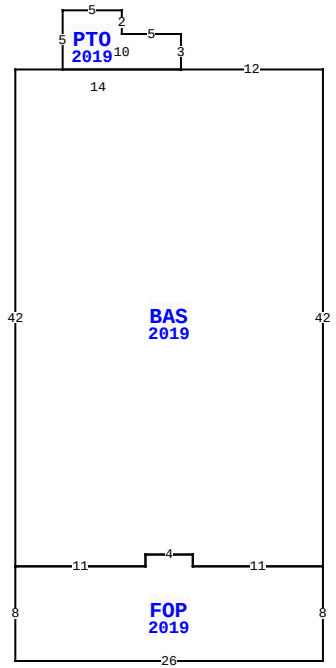
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,088	100	1,088	198,893
FOP	212	30	64	11,700
PTO	40	5	2	365
TOTALS	1,340		1,154	210,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,154	148.4742	185.59	214,171	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2020 Heated Area: 1088 HX Base Yr 2020



758 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		210,958
TOTAL MARKET OB/XF VALUE		7,864
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		368,822
SOH/AGL Deduction		176,408
ASSESSED VALUE		192,414
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		142,414
TOTAL JUST VALUE		368,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2304/0875	9/13/2019	WD	Q	I	01	249,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: O'QUINN MARY E						
2249/0472	1/15/2019	WD	Q	V	01	70,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 PTO=[YR=2019] N3 W5 N2 W5 S5 E10$ W14 S42
FOP=[YR=2019] S8 E26 N8 W11 N1 W4 S1 W11$ E11 N1 E4 S1 E11
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	348.00	SF	10.00	10.00	100	2019	2019	3	98	3,410	
2	0810	CONCRETE A	0	100	0	0	330.00	SF	6.50	6.50	100	2019	2019	3	98	2,102	
3	0476	VF 6 SBPL	0	100	0	0	68.00	LF	32.00	32.00	100	2019	2019	3	95	2,067	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 7,864

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