

LOT 4
IN OR 614/1227
SHADY WOOD PB 5/277

JAMES DEORIS C
322 S 13TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1688-0004-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	15	CONC BLOCK 70	0100	01	1,075	106.5406	101.21	108,801	1990	1990	0	0	0	18.98	81.02	VALUATION BY					STANDARD											
Exterior Wall	18	CEMENT BRK 30	1 SINGLE FAM - 100% - 0										Heated Area: 864					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Structure	03	GABLE/HIP 100											BUILDING MARKET VALUE					88,151														
Roof Cover	12	MODULAR MT 100											TOTAL MARKET OB/XF VALUE					2,050														
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					99,900														
Interior Floor	08	SHT VINYL 60											TOTAL MARKET VALUE					190,101														
Interior Floor	14	CARPET 40											SOH/AGL Deduction					125,649														
Air Condition	03	CENTRAL 100											ASSESSED VALUE					64,452														
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					HX HB					39,452									
Bedrooms	2	100											BASE TAXABLE VALUE					25,000														
Bathrooms	1	100											TOTAL JUST VALUE					190,101														
Frame	03	MASONRY 100											NCON VALUE					0														
Stories	1.	1. 100											INCOME VALUE																			
Units	0	100											PREVIOUS YEAR MKT VALUE					175,279														
Occupancy	00	NONE 100																														
Quality		02	Quality Level 02																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA		01																											
NEIGHBORHOOD/LOC		1009.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	864	100	864	70,848																												
FGR	330	55	182	14,924																												
FOP	96	30	29	2,378																												
TOTALS		1,290		1,075	88,151																											
EXTRA FEATURES					322 S 13TH ST, FERNANDINA BEACH										BLD DATE 07/16/2014 KK					LGL DATE 03/18/2024 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	0 100	0	0	530.00	SF	6.50	6.50	100	1990	1990	3	59.5	2,050																	