BLOCK 230 N64 FT OF SUBLOT D
OF LOT 7
IN OR 2520/982

WENTZ LARRY J
307 S 13TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0230-07D1

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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	03	Quality Level 03

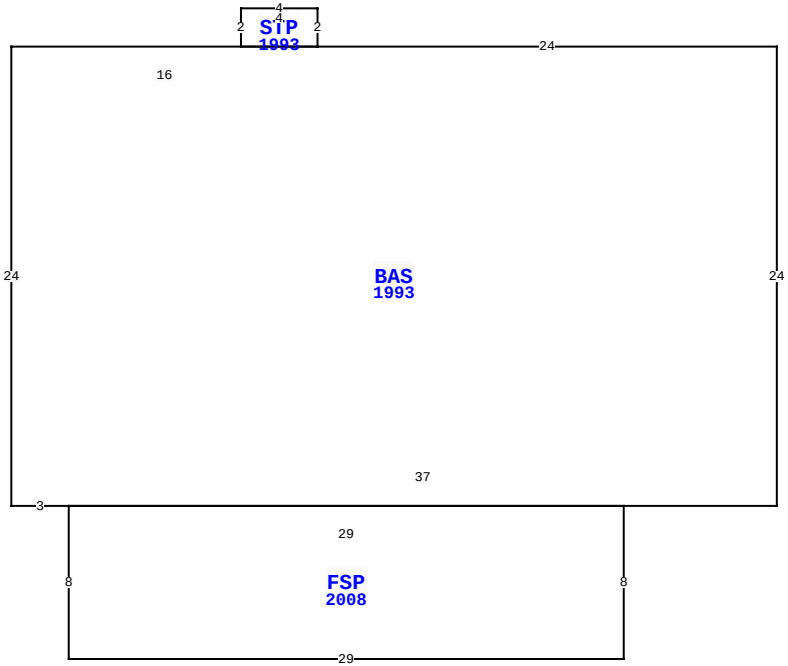
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	110,573
FSP	232	40	93	10,712
STP	8	10	1	115
TOTALS	1,200		1,054	121,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,054	132.5000	125.88	132,678	1986	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2022 Heated Area: 960 HX Base Yr 2022



307 S 13TH ST, FERNANDINA BEACH

BLD DATE	04/01/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/12/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		121,400
TOTAL MARKET OB/XF VALUE		1,686
TOTAL LAND VALUE - MARKET		140,800
TOTAL MARKET VALUE		263,886
SOH/AGL Deduction		54,714
ASSESSED VALUE		209,172
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		154,172
TOTAL JUST VALUE		263,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200184	REPAIR/RRF	0	05/15/2020
20100159	H/AC	4,000	01/29/2010
20053116	REPAIR/RRF	5,000	12/07/2005
5902	REPAIR/RRF	500	04/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2520/0982	11/18/2021	WD	Q	I	01	250,000
GRANTOR: VILLARONGA GEORGE JR						
GRANTEE: WENTZ LARRY J						
1572/1351	6/19/2008	WD	Q	I		126,000
GRANTOR: JONES BLAKE LAMAR						
GRANTEE: VILLARONGA GEORGE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 STP=[YR=1993] N2W4S2E4$ W16 S24E3
FSP=[YR=2008] S8E29N8W29$ E37N24$.

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	0810	CONCRETE A	0	100	38	21	798.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,686	

LAND DESCRIPTION

TOTAL OB/XF 1,686

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	0006	R-2	64.00	100.00	64.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	140,800							

REVIEW DATE 01/18/2022 BY DJX Total Acres: 0.00 Total Land Value: 140,800 Market: 0 Agricultural: 0 Common: 140,800 PRINTED 08/06/2024 BY SYS