BLOCK 232 LOT STLY 75 FT
OF SUBLOT D OF LOT 6
IN OR 2127/1780

WEBER RACHELLE J
225 DIVISION STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0232-06D2

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

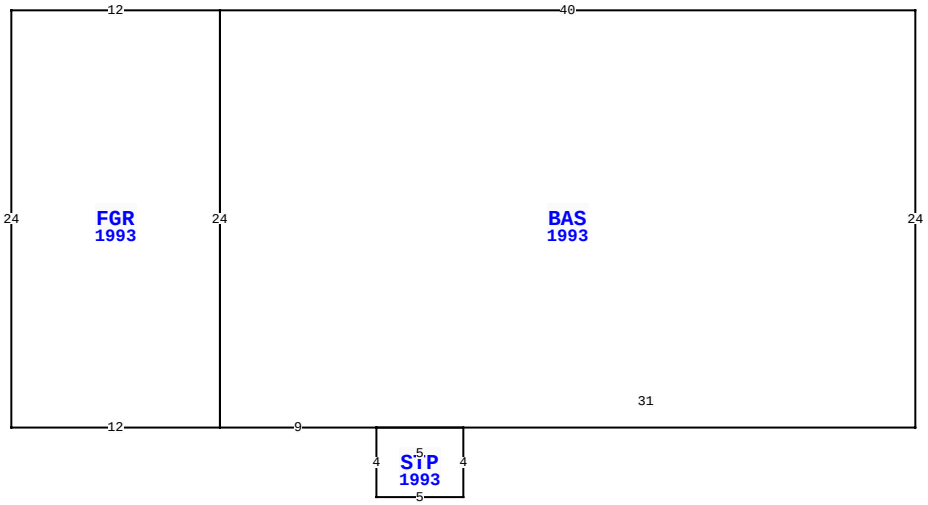
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
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	960	100	960	84,146
FGR	288	55	158	13,849
STP	20	10	2	175
TOTALS	1,268		1,120	98,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,120	114.1938	108.48	121,498	1973	1985	0	0	0	19.20	80.80

1 SINGLE FAM – 0% - 0 Heated Area: 960 HX Base Yr



723 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	98,170
TOTAL MARKET OB/XF VALUE	80
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	263,250
SOH/AGL Deduction	92,472
ASSESSED VALUE	170,778
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,778
TOTAL JUST VALUE	263,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002620	REMODEL	6,990	04/03/2000
5857B	REPAIR/RRF	1,689	03/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2127/1780	6/16/2017	WD	Q	I	01	127,100
GRANTOR: LEEPER DANIEL B &						
GRANTEE: WEBER RACHELLE J						
1395/1965	3/14/2006	WD	Q	I		140,000
GRANTOR: SANDERS MABLE L						
GRANTEE: LEEPER DANIEL B & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FGR=[YR=1993] W12 S24 E12 N24$ S24 E9
STP=[YR=1993] S4E5N4 W5$E31N24$.

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	0	17	3	51.00	SF	6.50	6.50	100	1973	1973	3	24	80	

LAND DESCRIPTION

TOTAL OB/XF 80

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	0	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	165,000							

REVIEW DATE 05/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS