BLOCK 232 N80 FT OF SUB D OF
LOT 10
BEING PARCEL 8

SPRATTO ALEXANDRA CELINA MASAQUEL & EMMET COLE
601 S 13TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0232-10D0

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

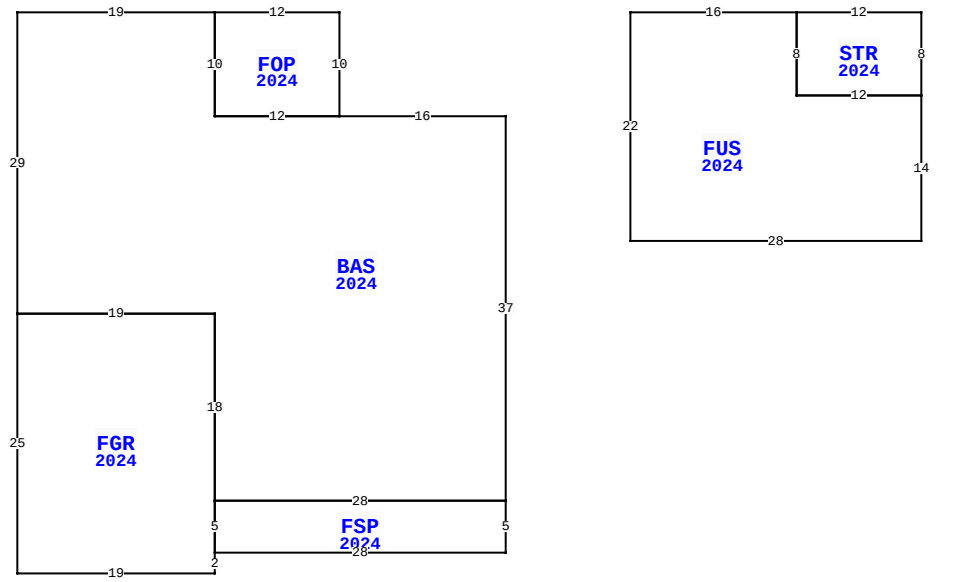
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,587	100	1,587	258,237
FGR	475	55	261	42,470
FOP	120	30	36	5,858
FSP	140	40	56	9,112
FUS	520	100	520	84,614
STR	96	10	10	1,627
TOTALS	2,938		2,470	401,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,470	108.4800	162.72	401,918	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2107 HX Base Yr 2024



601 S 13TH ST, FERNANDINA BEACH

BLD DATE		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		401,918
TOTAL MARKET OB/XF VALUE		6,052
TOTAL LAND VALUE - MARKET		176,000
TOTAL MARKET VALUE		583,970
SOH/AGL Deduction		0
ASSESSED VALUE		583,970
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		533,970
TOTAL JUST VALUE		583,970
NCON VALUE		407,970
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0504	POOL		11/14/2023
	CO		08/14/2023
20221931	NEW CONSTR	0	03/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/1112	8/11/2023	WD	Q	I	01	731,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: SPRATTO ALEXANDRA C						
2547/0240	3/11/2022	WD	Q	V	05	387,600
GRANTOR: HUBEN EDWARD F						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,0] E19 S10 E12 E16 S37 W28 N18 W19 N29 $
FUS=[YR=2024;ORIG=69,0] E16 S8 E12 S14 W28 N22 $
FGR=[YR=2024;ORIG=10,29] E19 S18 S5 S2 W19 N25 $
FSP=[YR=2024;ORIG=29,47] E28 S5 W28 N5 $
FOP=[YR=2024;ORIG=29,0] E12 S10 W12 N10 $
STR=[YR=2024;ORIG=85,0] E12 S8 W12 N8 $
.

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	0	0	931.00	SF	6.50	6.50	100	2024	2023		100	6,052	

LAND DESCRIPTION

TOTAL OB/XF 6,052

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	80.00	100.00	80.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	176,000							

REVIEW DATE 07/22/2024 BY DJ Total Acres: 0.00 Total Land Value: 176,000 Market: 0 Agricultural: 0 Common: 176,000 PRINTED 08/06/2024 BY SYS