BLOCK 233 S-2 OF LOT 9
E 100 FT OF N 1/2 OF LOT 9
IN OR 879/801

ROBERTS EVA
817 S 13TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0233-0092

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

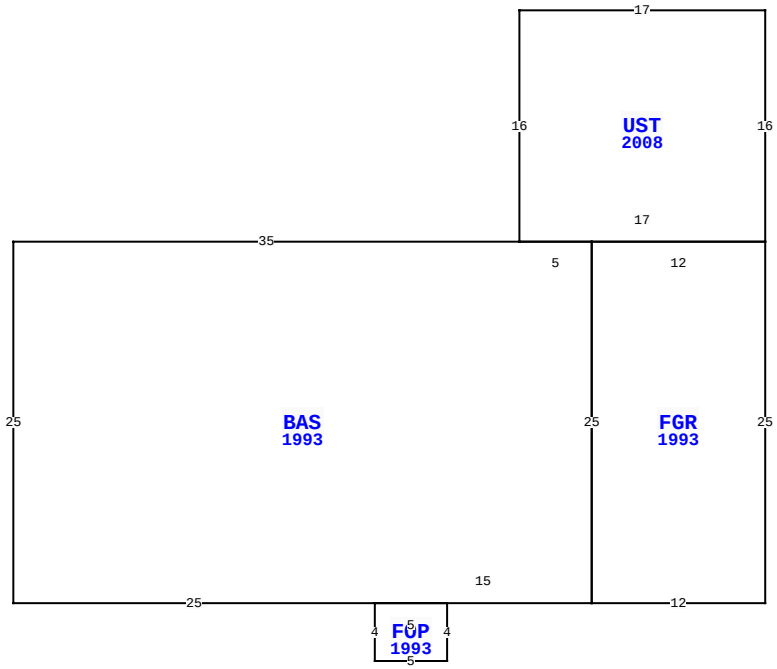
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,000	100	1,000	82,982
FGR	300	55	165	13,692
FOP	20	30	6	498
UST	272	45	122	10,124
TOTALS	1,592		1,293	107,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,293	115.6948	109.91	142,114	1973	1980	0	0	0	24.50	75.50

1 SINGLE FAM – 100% - 1984 Heated Area: 1000 HX Base Yr 1984



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

817 S 13TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		107,296
TOTAL MARKET OB/XF VALUE		1,567
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		298,063
SOH/AGL Deduction		234,012
ASSESSED VALUE		64,051
TOTAL EXEMPTION VALUE	HX HB	39,051
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		298,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0879/0801	4/19/1999	QC	U	I	01	100
GRANTOR: ROBERTS RICHARD H						
GRANTEE: ROBERTS EVA						
0403/0721	11/01/1983	WD	Q	I		39,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2008] W17 S16 BAS=[YR=1993] W35S25 E25 FOP=[YR=1993] S4E5N4W5$ E15 FGR=[YR=1993] E12N25W12S25$ N25W5$ E17N16$.

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	635.00	SF	6.50	6.50	100	1973	1973	3	24	991	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2005	2005	3	24	576	

LAND DESCRIPTION

TOTAL OB/XF 1,567

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	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 04/12/2023 BY DJ Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS