

BLOCK 233 E100 FT OF S1/2 OF 9
IN OR 2406/1104
CITY OF FDNA BEACH

BROWN FAMILY REV LVG TRUST/BROWN DAVID T TRUSTEE
12391 VC JOHNSON RD
JACKSONVILLE, FL 32218

2024

00-00-31-1800-0233-0094



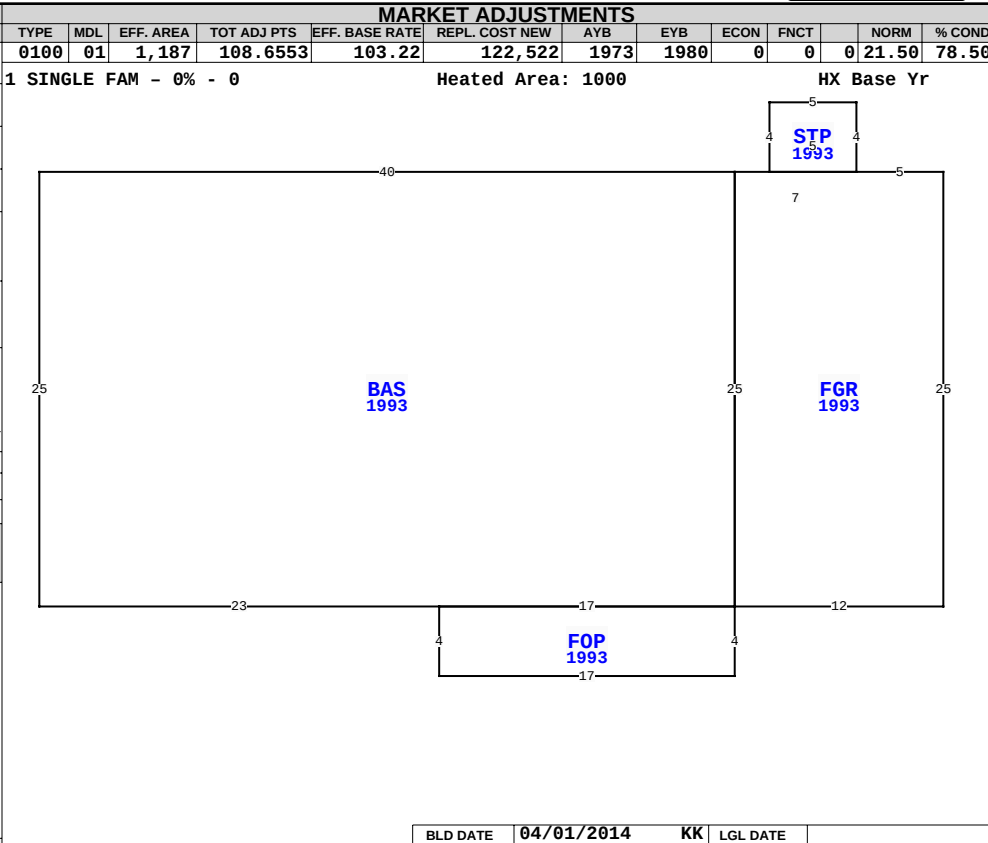
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	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	81,028
FGR	300	55	165	13,369
FOP	68	30	20	1,620
STP	20	10	2	162
TOTALS	1,388		1,187	96,180

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EXTRA FEATURES								
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W		
1	0940	SHEDS/PORT	0	0	13	10		
2	0810	CONCRETE A	0	0	0	0		
3	1243	WD DECK F	0	0	20	18		

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D				
1	000100	C	SFR	0	000				

REVIEW DATE 01/16/2020 BY DJ



823 S 13TH ST, FERNANDINA BEACH										BLD DATE 04/01/2014	KK	LGL DATE	04/12/2024 MLU			
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		96,180	
TOTAL MARKET OB/XF VALUE		2,269	
TOTAL LAND VALUE - MARKET		189,200	
TOTAL MARKET VALUE		287,649	
SOH/AGL Deduction		122,646	
ASSESSED VALUE		165,003	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		165,003	
TOTAL JUST VALUE		287,649	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		231,674	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2764	REPAIR/RRF	1,900	04/01/1984

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2406/1104	11/04/2020	QC	U	I	11	100	
GRANTOR: BROWN DAVID T & ANTOI							
GRANTEE: BROWN FAMILY REVOKA							
0474/0176	11/01/1985	WD	Q	I		37,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES													
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BUILDING DIMENSIONS													
FGR=[YR=1993] W5 STP=[YR=1993] N4W5S4E5\$ W7 BAS=[YR=1993] W40S25E23 FOP=[YR=1993] S4E17N4W17\$E17N25\$ S25E12N25\$.													

TOTAL OB/XF													
2,269													

Market: 0 Agricultural: 0 Common: 189,200

PRINTED 08/06/2024 BY SYS