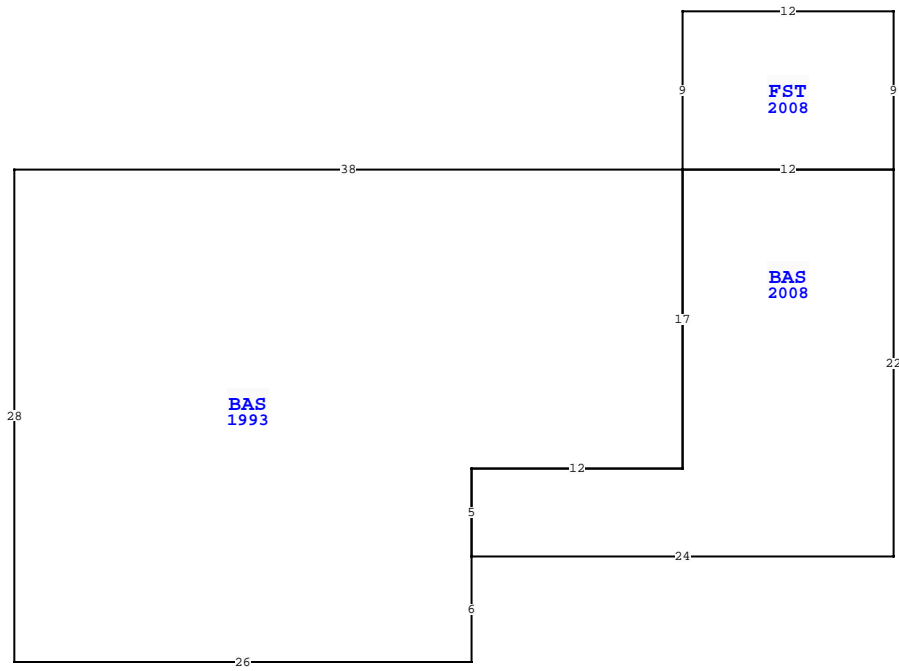


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	60
Exterior Wall	05	AVERAGE	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	03	MASONRY	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
BAS	932	100	932
BAS	324	100	324
FST	108	55	59
TOTALS	1,364		1,315

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2022		Heated Area: 1256					HX Base Yr 2022	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			105,583
TOTAL MARKET OB/XF VALUE			3,530
TOTAL LAND VALUE - MARKET			189,200
TOTAL MARKET VALUE			298,313
SOH/AGL Deduction			49,007
ASSESSED VALUE			249,306
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			199,306
TOTAL JUST VALUE			298,313
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			242,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100285	REPLACE SIDING &	1,800	02/12/2010
20100291	ELECTRICAL ALTERAT	250	02/12/2010
2004311	ENCLOSE CARPORT	17,000	11/08/2000
7376	REPAIR/RRF	2,900	10/20/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2379/0724	7/24/2020	WD	Q	I	01	190,000
GRANTOR: HURST DIANE						
GRANTEE: BANKS CATHLEEN ANN						
1745/0695	6/30/2011	QC	U	I	11	20,100
GRANTOR: MCCLURE RICHARD D JR						
GRANTEE: MCCLURE RICHARD D J						

EXTRA FEATURES																
L N	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		6.50	6.50	100	1973	1973	3	24	764	
2	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2001	2001	3	80	2,766	

TOTAL OB/XF										3,530						
809 S 13TH ST, FERNANDINA BEACH										BLD DATE		LGL DATE		04/12/2024	MLU	
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

BUILDING NOTES									

BUILDING DIMENSIONS									
FST=[YR=2008] W12S9 BAS=[YR=1993] W38S28 E26N6 BAS=[YR=2008] E24N22 W12S17W12 S5\$ N5E12N17\$E12N9\$.									

LAND DESCRIPTION										TOTAL OB/XF										3,530						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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									