BLK 234 S .86 FT OF E 100
FT OF LOT 6 OR 157 PG 634
CITY OF FDNA BEACH

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0234-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

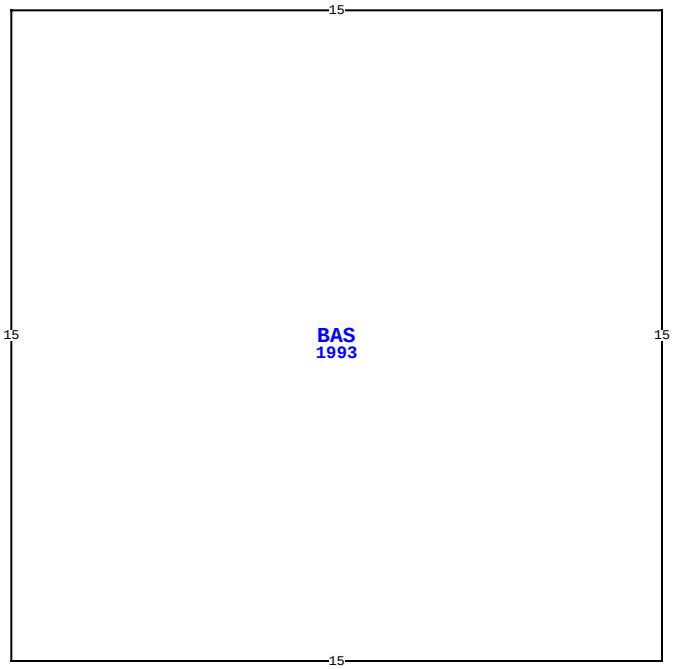
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	225	100	225	1,411
TOTALS	225		225	1,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	225	68.5238	31.35	7,054	1976	1976	0	0	0	80.00	20.00

1 STOR WAREH – 0% - 0 Heated Area: 225 HX Base Yr



BLD DATE	11/21/2017	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

11 S 13TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,411
TOTAL MARKET OB/XF VALUE		2,673
TOTAL LAND VALUE - MARKET		86,000
TOTAL MARKET VALUE		90,084
SOH/AGL Deduction		15,328
ASSESSED VALUE		74,756
TOTAL EXEMPTION VALUE	04	74,756
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		90,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120619	NEW ROOF COVER	2,000	04/11/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0157/0634	1/01/1973	WD	Q	V		3,787
GRANTOR:						
GRANTEE:						
0157/0634	1/01/1973	WD	U	V		3,787
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S15 E15 N15$.

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	0424	CL FNC 6'	0	0	0	0	225.00	LF	20.00	20.00	100	1990	1990	3	27	1,215	
2	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1990	1990	3	27	162	
3	0424	CL FNC 6'	0	0	0	0	80.00	LF	20.00	20.00	100	2011	2011	3	81	1,296	

LAND DESCRIPTION

TOTAL OB/XF 2,673

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	009100	C	UTILITY	0	0006	R-2	86.00	100.00	86.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	86,000							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 86,000 Market: 0 Agricultural: 0 Common: 86,000 PRINTED 08/06/2024 BY SYS