BLOCK 241 LOTS 1 2 & 3
(EX S 10' OF LOT 3)
IN OR 1048/1202

DUTRA JOHN JR
404 S 13TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0241-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

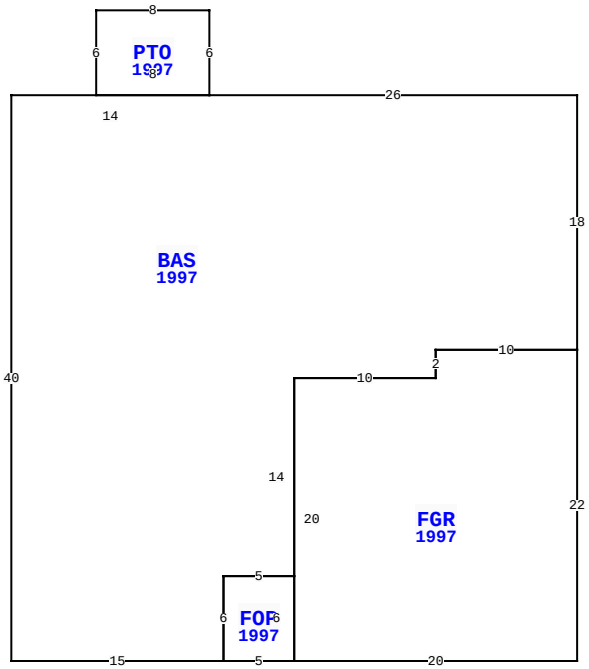
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	1,150	100	1,150	115,277
FGR	420	55	231	23,156
FOP	30	30	9	902
PTO	48	5	2	200
TOTALS	1,648		1,392	139,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,392	118.5600	112.63	156,781	1997	2000	0	0	0	11.00	89.00

1 SINGLE FAM – 100% - 1998 Heated Area: 1150 HX Base Yr 1998



404 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		139,535
TOTAL MARKET OB/XF VALUE		4,308
TOTAL LAND VALUE - MARKET		143,000
TOTAL MARKET VALUE		286,843
SOH/AGL Deduction		182,194
ASSESSED VALUE		104,649
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,649
TOTAL JUST VALUE		286,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053132	HARDY LAP SIDING	1,000	12/08/2005
2003668	FENCE	400	08/09/2000
19	NEW CONSTR	64,200	08/26/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1048/1202	4/08/2002	QC	U	I	01	100
GRANTOR: DUTRA VIRGINIA						
GRANTEE: DUTRA JOHN JR						
0844/1274	8/12/1998	WD	U	I	01	100
GRANTOR: DUTRA JOHN JR						
GRANTEE: DUTRA JOHN JR & VIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W26 PTO=[YR=1997] N6 W8 S6 E8 $ W14 S40 E15
FOP=[YR=1997] E5 FGR=[YR=1997] E20 N22 W10 S2 W10 S20 $ N6 W5
S6 $ N6 E5 N14 E10 N2 E10 N18 $.

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	901.00	SF	6.50	6.50	100	1997	1997	3	73	4,275	
2	1243	WD DECK F	0	100	0	0	52.00	SF	3.20	3.20	100	2000	2000	3	20	33	

LAND DESCRIPTION

TOTAL OB/XF 4,308

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	65.00	100.00	65.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	143,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 143,000 Market: 0 Agricultural: 0 Common: 143,000 PRINTED 08/06/2024 BY SYS