BLOCK 241 LOTS 6 & 7
IN OR 1582/195
CITY OF FDNA BEACH

RAY ANGELA
418 S 13TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0241-0060

BUILDING CHARACTERISTICS

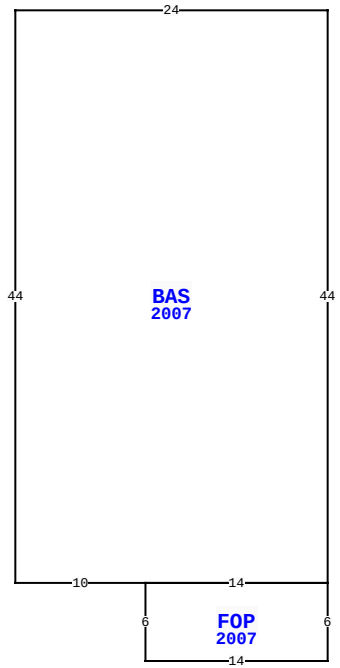
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,056	100	1,056	103,727
FOP	84	30	25	2,456
TOTALS	1,140		1,081	106,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,081	111.7770	106.19	114,791	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2010 Heated Area: 1056 HX Base Yr 2010



418 S 13TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		106,182
TOTAL MARKET OB/XF VALUE		3,695
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		219,877
SOH/AGL Deduction		147,908
ASSESSED VALUE		71,969
TOTAL EXEMPTION VALUE	HX HB	46,969
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		219,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070152	H/AC	2,000	01/30/2007
20062189	NEW CONSTR	3,000	09/19/2006
20062114	NEW CONSTR	92,959	09/15/2006
20062018	DEMOLITION	0	08/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1582/0195	8/25/2008	WD	U	I	03	91,700
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: RAY ANGELA						
1198/1930	12/31/2003	WD	Q	V		100,000
GRANTOR: KUITEMS CONSTANCE						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W24 S44 E10 FOP=[YR=2007] S6E14 N6 W14$ E14 N44$.

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	20	21	420.00	SF	6.50	6.50	100	2007	2007	3	88	2,402	
2	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	100	2007	2007	3	88	549	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2007	2007	3	31	744	

LAND DESCRIPTION

TOTAL OB/XF 3,695

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	110,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS