BLOCK 241 LOT 38
CITY OF FDNA BEACH

BUTLER GINA LEAANN
523 S 13TH TERRACE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0241-0380

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

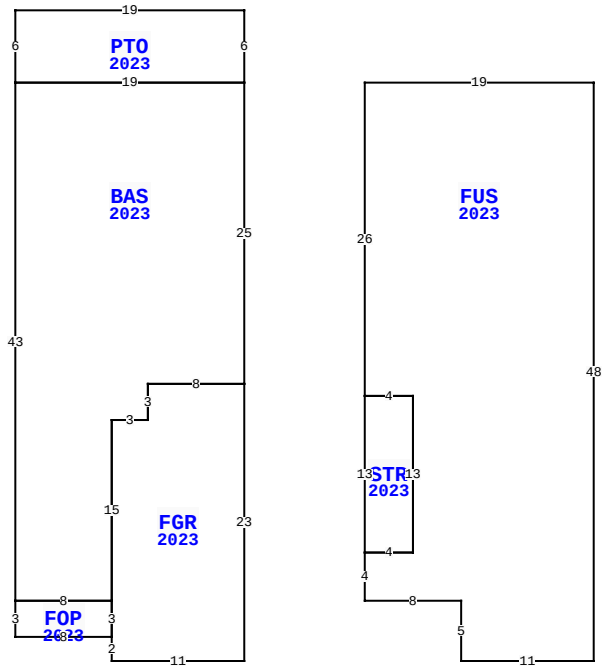
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	628	100	628	92,077
FGR	244	55	134	19,647
FOP	24	30	7	1,026
FUS	820	100	820	120,228
PTO	114	5	6	880
STR	52	10	5	733
TOTALS	1,882		1,600	234,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,600	117.3000	146.62	234,592	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 1448 HX Base Yr



523 S 13TH TER, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	234,592
TOTAL MARKET OB/XF VALUE	3,686
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	293,278
SOH/AGL Deduction	30,885
ASSESSED VALUE	262,393
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,393
TOTAL JUST VALUE	293,278
NCON VALUE	238,278
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20221981	CO		06/08/2023
20221981	NEW CONSTR	0	07/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2704/916	4/05/2024	WD	U	I	11	100
GRANTOR: HH A&D LLC						
GRANTEE: BUTLER GINA LEAANN						
2704/766	4/05/2024	WD	Q	I	02	530,000
GRANTOR: HH A&D LLC						
GRANTEE: BUTLER GINA LEAANN						

BUILDING NOTES

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	0	0	0	567.00	SF	6.50	6.50	100	2023	2023		100	3,686	

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=88,17] W19 S26 E4 S13 W4 S4 E8 S5 E11 N48 $
BAS=[YR=2023;ORIG=59,17] W19 S43 E8 N15 E3 N3 E8 N25 $
FGR=[YR=2023;ORIG=59,42] W8 S3 W3 S15 S3 S2 E11 N23 $
PTO=[YR=2023;ORIG=40,11] E19 S6 W19 N6 $
FOP=[YR=2023;ORIG=48,60] W8 S3 E8 N3 $
STR=[YR=2023;ORIG=69,43] E4 S13 W4 N13 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,686

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	0	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	55,000							

REVIEW DATE 07/06/2023 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS