BLOCK 241 LOTS 39 & 40
IN OR 801/1987
CITY OF FDNA BEACH

THOMAS SANDRA B
519 S 13TH ST TE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0241-0390

BUILDING CHARACTERISTICS

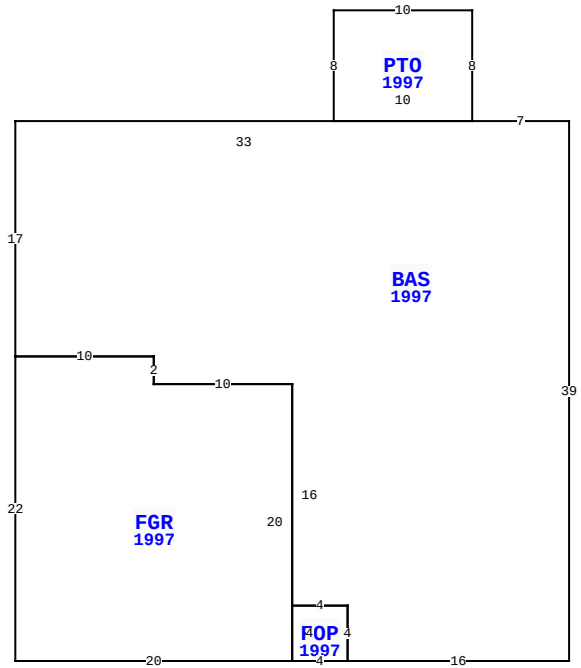
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,124	100	1,124	107,552
FGR	420	55	231	22,104
FOP	16	30	5	478
PTO	80	5	4	383
TOTALS	1,640		1,364	130,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,364	115.4400	109.67	149,590	1997	1997	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 1998 Heated Area: 1124 HX Base Yr 1998



519 S 13TH TER, 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		130,517
TOTAL MARKET OB/XF VALUE		3,795
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		244,312
SOH/AGL Deduction		148,492
ASSESSED VALUE		95,820
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		45,820
TOTAL JUST VALUE		244,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10164	NEW CONSTR	64,182	11/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0801/1987	8/04/1997	WD	Q	I		73,200
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: THOMAS SANDRA B						
0777/1872	11/27/1996	WD	U	V	09	22,500
GRANTOR: PROCACCI REAL ESTATE						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W7 PTO=[YR=1997] N8 W10 S8 E10 $ W33 S17
FGR=[YR=1997] S22 E20 FOP=[YR=1997] E4 N4 W4 S4 $ N20 W10 N2 W10 $ E10 S2 E10 S16 E4 S4 E16 N39 $.

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	811.00	SF	6.50	6.50	100	1996	1996	3	72	3,795	

LAND DESCRIPTION

TOTAL OB/XF 3,795

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