



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	11	CLAY TILE 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
BAS	1,195	100
FGR	277	55
FOP	8	30
TOTALS	1,480	1,349

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,349	121.2640	115.20	155,405	2001	2001	0	0	10.50	89.50		
1 SINGLE FAM - 0% - 0													
Heated Area: 1195													
HX Base Yr													
Diagram of a property lot with dimensions and area calculations. The lot is a rectangle with dimensions 45 (width) and 30 (depth). The area is 1,349 sq ft. The lot is divided into three sections: BAS (1,195 sq ft), FGR (277 sq ft), and FOP (8 sq ft). The lot is labeled 'BAS 2001' and 'FGR 2001'.													
424 S 13TH TER, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/18/2024 MLU													

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	0	0	64.00	SF	6.50	6.50	100	2001	2001	3
2	0810	CONCRETE A	0	0	48	10	SF	6.50	6.50	100	2001	2001	3
3	0810	CONCRETE A	0	0	8	8	SF	6.50	6.50	100	2001	2001	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	SFR	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		139,087	
TOTAL MARKET OB/XF VALUE		3,162	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		252,249	
SOH/AGL Deduction		48,796	
ASSESSED VALUE		203,453	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		203,453	
TOTAL JUST VALUE		252,249	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		236,112	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121414	4'CL FENCE	0	07/16/2012
2003931	NEW CONSTR	76,796	08/25/2000
991577	DEMOLITION	0	11/12/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1747/0300	7/15/2011	WD	Q	I	02	122,000
GRANTOR: CHRISTOPHER CECIL T						
GRANTEE: LANGNER MAXINE S &						
1462/0475	11/29/2006	QC	U	I	01	100
GRANTOR: CHRISTOPHER SUSAN C						
GRANTEE: CHRISTOPHER CECIL T						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2001] W30 S45 E13 FOP=[YR=2001] E4 FGR=[YR=2001] S10 E13 N22 W10 S3 W3 S9 \$ N2 W4 S2 \$ N2 E4 N7 E3 N3 E10 N33 \$.													