BLK 243 W 125FT OF S 47FT
OF LOT 1 & W 125FT OF N 30FT
OF LOT 2

LEE RICHARD F & HAITHCOX WENDY C L/E/
10 S 13TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0243-0015

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

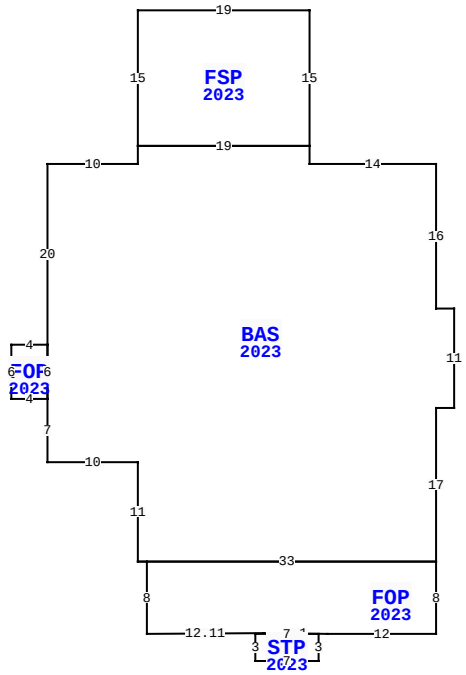
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	1,842	337,473
FOP	24	30	7	1,282
FOP	233	30	70	12,825
FSP	285	40	114	20,886
STP	21	10	2	366
TOTALS	2,405		2,035	372,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,035	122.1374	183.21	372,832	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 1842 HX Base Yr 2024



10 S 13TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2024 TD
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		428,730
TOTAL MARKET OB/XF VALUE		49,718
TOTAL LAND VALUE - MARKET		240,625
TOTAL MARKET VALUE		719,073
SOH/AGL Deduction		0
ASSESSED VALUE		719,073
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		669,073
TOTAL JUST VALUE		719,073
NCON VALUE		478,448
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	CO		08/18/2023
20222077	SWIM POOL	0	03/15/2022
20211950	NEW CONSTR	0	06/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2703/362	3/25/2024	LE	U	I	11	100
GRANTOR: LEE RICHARD F & WENDY						
GRANTEE: LEE JUSTIN						
2419/0686	12/21/2020	WD	Q	V	01	170,000
GRANTOR: SHEARER DAVID P & MAU						
GRANTEE: LEE RICHARD F & WEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,0] W14 N2 W19 S2 W10 S20 S6 S7 E10 S11 E33 N17 E2 N11 W2 N16 $
FOP=[YR=2023;ORIG=27,44] E33 S8 W12 U0.1L7.1 D0.1L12.11 N8 $
FOP=[YR=2023;ORIG=17,20] W4 S6 E4 N6 $
STP=[YR=2023;ORIG=40,52] E7 S3 W7 N3 $
FSP=[YR=2023;ORIG=27,-2] E19 N15 W19 S15 $
.

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	0855	CONC PAVER	0	100	0	0	1,731.00	SF	10.00	10.00	100	2023	2023		100	17,310	
2	0861	POOL GUNIT	0	100	0	0	232.00	SF	85.00	85.00	100	2023	2023		100	19,720	
3	0857	SANDSTONE/	0	100	0	0	668.00	SF	16.00	16.00	100	2023	2023		100	10,688	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 49,718

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	MU-1			9,625.00	SF		1.00	1.00	1.00	25.00	25.00	240,625							

REVIEW DATE 07/06/2023 BY TW Total Acres: 0.22 Total Land Value: 240,625 Market: 0 Agricultural: 0 Common: 240,625 PRINTED 08/06/2024 BY SYS

BLK 243 W 125FT OF S 47FT
OF LOT 1 & W 125FT OF N 30FT
OF LOT 2

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10 S 13TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0243-0015

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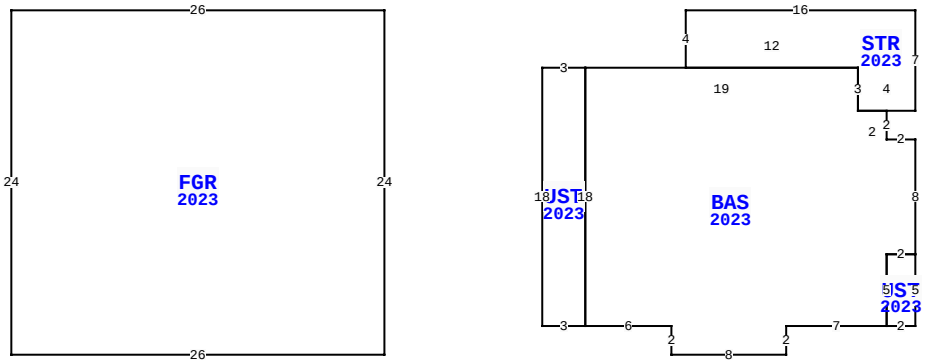
Interior Floo	13	LVT/LAMNT 100
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	404	100	404	28,842
FGR	624	55	343	24,487
STR	76	10	8	571
UST	10	45	4	286
UST	54	45	24	1,713
TOTALS	1,168		783	55,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	783	142.7800	71.39	55,898	2023	2023	0	0	0	0.00	100.00

2 ACCESORY U – 100% - 2024 Heated Area: 404 HX Base Yr 2024



10 S 13TH ST, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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2419/0686	12/21/2020	WD	Q	V	01	170,000
GRANTOR: SHEARER DAVID P & MAU						
GRANTEE: LEE RICHARD F & WEN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2023;ORIG=30,10] E26 S24 W26 N24 $
BAS=[YR=2023;ORIG=70,14] S18 E6 S2 E8 N2 E7 N5 E2 N8 W2 N2 W2 N3 W19 $
STR=[YR=2023;ORIG=89,17] E4 N7 W16 S4 E12 S3 $
UST=[YR=2023;ORIG=70,14] W3 S18 E3 N18 $
UST=[YR=2023;ORIG=91,27] E2 S5 W2 N5 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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