BLK 243 N1/2 OF TRACT B OF
LOT 5 IN OR 2069/609
CITY OF FDNA BEACH S/D OF

PROBST MARY B
136 S 13TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0243-05B1

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

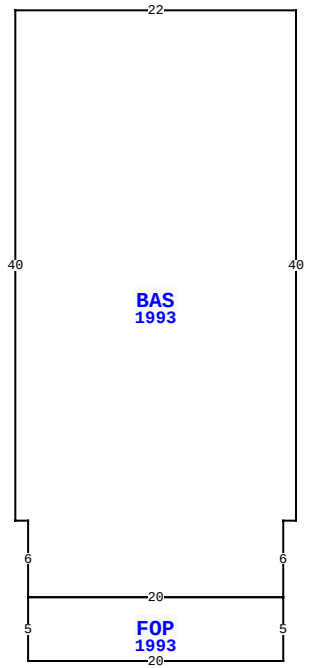
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	85,730
FOP	100	30	30	2,572
TOTALS	1,100		1,030	88,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,030	104.3280	99.11	102,083	1943	2005	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1000 HX Base Yr 2020



136 S 13TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		88,302
TOTAL MARKET OB/XF VALUE		975
TOTAL LAND VALUE - MARKET		120,400
TOTAL MARKET VALUE		209,677
SOH/AGL Deduction		81,585
ASSESSED VALUE		128,092
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		78,092
TOTAL JUST VALUE		209,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090359	WOOD FENCE	1,600	03/18/2009
20090092	PLUMBING REMODEL	3,785	01/22/2009
20090087	H/AC	1,000	01/21/2009
20090088	ELEC REMODEL	7,000	01/21/2009
20090046	TOTAL RENOVATION	47,500	01/13/2009
20090004	DEMOLISH GARAGE/S	2,000	01/05/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2069/0609	8/30/2016	WD	Q	I	01	124,500
GRANTOR: LINWARD SPE II LLC						
GRANTEE: PROBST MARY B						
1597/1238	12/16/2008	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: LINWARD SPE II LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S40 E1 S6 FOP=[YR=1993] S5 E20 N5 W20$ E20 N6 E1 N40$.

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	5	100.00	SF	6.50	6.50	100	1984	1984	3	44	286	
2	0810	CONCRETE A	0	100	0	0	1,060.00	SF	3.25	3.25	100	1950	1950	3	20	689	

LAND DESCRIPTION

TOTAL OB/XF 975

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	43.00	74.00	43.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	120,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 120,400 Market: 0 Agricultural: 0 Common: 120,400 PRINTED 08/06/2024 BY SYS