BLOCK 13 LOT W1/2 OF 2 &
W1/2 OF LOT 1
IN OR 602/49 & OR 704 PG 13

JONES EVELYN M
1748 JULIA ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-010B-0013-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

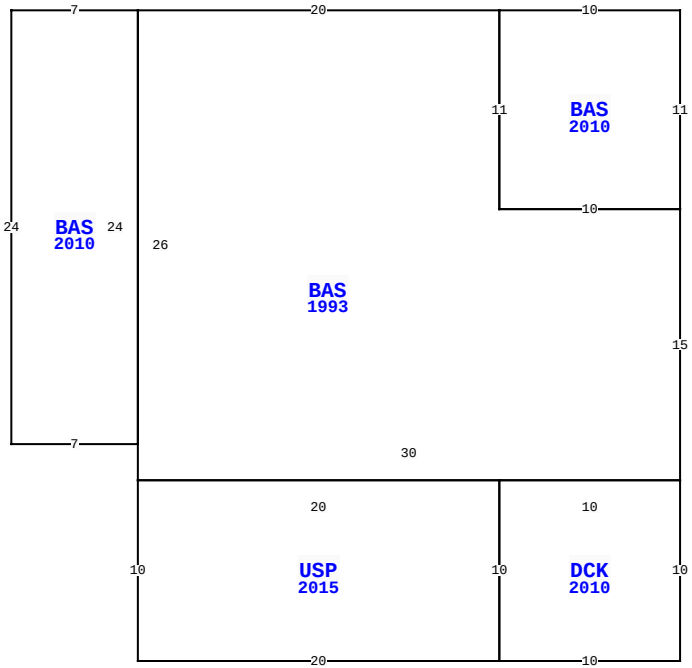
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	670	100	1993	670	46,999
BAS	110	100	2010	110	7,716
BAS	168	100	2010	168	11,785
DCK	100	10	2010	10	701
USP	200	30	2015	60	4,209
TOTALS	1,248			1,018	71,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,018	100.0350	100.04	101,841	1956	1956	0	0	0	29.88	70.12

1 SINGLE FAM – 100% - 2002 Heated Area: 948 HX Base Yr 2002



1748 JULIA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		71,411
TOTAL MARKET OB/XF VALUE		3,411
TOTAL LAND VALUE - MARKET		402,600
TOTAL MARKET VALUE		477,422
SOH/AGL Deduction		377,219
ASSESSED VALUE		100,203
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,481
TOTAL JUST VALUE		477,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226432	WINDOWS	1,950	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0602/0049	7/16/1990	WD	U	I	09	33,000

GRANTOR: NAIRN SARA G
GRANTEE: JONES EVELYN M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W10 BAS=[YR=1993] W20 BAS=[YR=2010] W7 S24 E7 N24$ S26 USP=[YR=2015] S10 E20 DCK 2010=E10 N10 W10 S10$ N10 W20$ E30 N15 W10 N11$ S11 E10 N11$.

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	0811	CONCRETE B	0	100	0	0	1,058.00	SF	5.20	5.20	100	1992	1992	3	62	3,411	

LAND DESCRIPTION

TOTAL OB/XF 3,411

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	RES	100		RSF-2	50.00	50.00	50.00	FF		1.00	1.00	0.80	7,500.00	6,000.00	300,000							
2	000100	C	RES	100		RSF-2	50.00	50.00	50.00	FF		1.00	1.00	0.27	7,500.00	2,052.00	102,600							

REVIEW DATE 04/20/2020 BY DJA Total Acres: 0.00 Total Land Value: 402,600 Market: 0 Agricultural: 0 Common: 402,600 PRINTED 07/30/2025 BY SYS