PT OF LOT 13 IN OR 2801/1160
(EX PT IN OR 1123/927 &
OR 1231/901)

BILLINGS JENNY & DOUG
6101 STARLING WAY
SANIBEL, FL 33957

2025

00-00-31-1180-0013-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2118 CEDAR ST, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	290,950
TOTAL MARKET VALUE	290,950
SOH/AGL Deduction	158,083
ASSESSED VALUE	132,867
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,867
TOTAL JUST VALUE	290,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182133	DEMOLITION	9,100	06/21/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2801/1160	7/18/2025	WD	U	V	11	100
GRANTOR: BEACH JOHN ALAN & AND						
GRANTEE: BILLINGS JENNY & DO						
2770/1948	2/28/2025	WD	Q	V	01	320,000
GRANTOR: BEACH JOHN A & ANDREA						
GRANTEE: BILLINGS JENNY & DO						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	000100	C	RES	0		R-1	0.00	0.00	115.00	FF		1.00	1.00	1.15	2,200.00	2,530.00	290,950							

REVIEW DATE 03/18/2024 BY MLU Total Acres: 0.00 Total Land Value: 290,950 Market: 0 Agricultural: 0 Common: 290,950 PRINTED 07/30/2025 BY SYS