LOT 1
6 ON ELM OR 2345/834

GRIFFITH KATRINA
431 S 13TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1185-0001-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

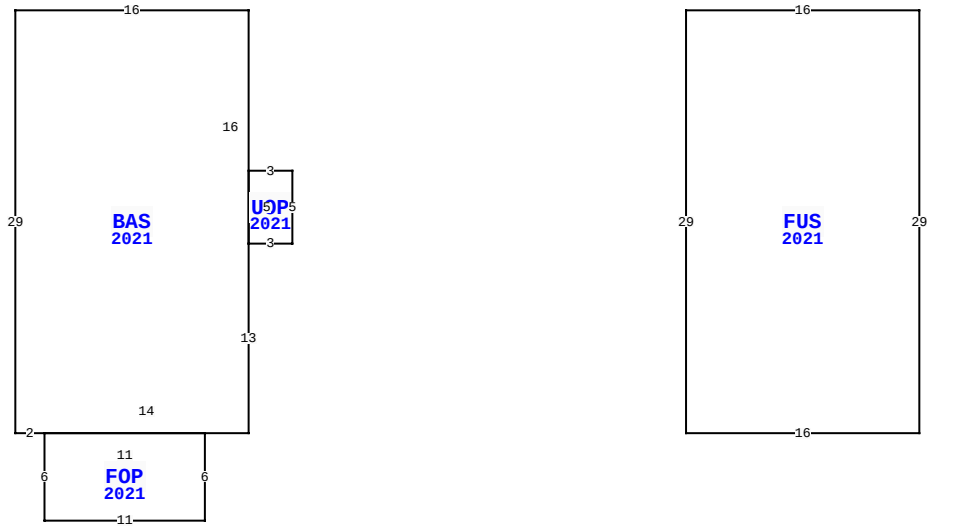
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	464	100	2021	464	80,471
FOP	66	30	2021	20	3,469
FUS	464	100	2021	464	80,471
UOP	15	20	2021	3	521
TOTALS	1,009			951	164,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	951	132.7100	175.18	166,596	2021	2021	0	0	0	1.00	99.00

1 DUPLEX – 100% - 2025 Heated Area: 928 HX Base Yr 2025



431 S 13TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		164,930
TOTAL MARKET OB/XF VALUE		2,090
TOTAL LAND VALUE - MARKET		83,820
TOTAL MARKET VALUE		250,840
SOH/AGL Deduction		0
ASSESSED VALUE		250,840
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		200,118
TOTAL JUST VALUE		250,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200449	CO ISSUED	0	09/27/2021
20200449	NEW CONSTR	99,439	10/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2524/0850	12/23/2021	WD	U	I	17	212,700
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: GRIFFITCH KATRINA						
2373/1265	6/26/2020	QC	U	V	11	100
GRANTOR: COTNER JOHN M						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 S29 E2 FOP=[YR=2021] S6 E11 N6 W11 $ E14 N13 UOP=[YR=2021] E3 N5 W3 S5 $ N16 $ PTR= E30 FUS=[YR=2021] E16 S29 W16 N29 $ W30 $.

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	406.00	SF	5.20	5.20	100	2021	2021	3	99	2,090	

LAND DESCRIPTION

TOTAL OB/XF 2,090

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		R-2	0.00	0.00	41.91	FF		1.00	1.00	1.00	2,000.00	2,000.00	83,820							

REVIEW DATE 09/30/2021 BY RK Total Acres: 0.00 Total Land Value: 83,820 Market: 0 Agricultural: 0 Common: 83,820 PRINTED 07/30/2025 BY SYS