LOT 21
HICKORY RIDGE PBK 2234/596

ROMERO LUISANA GUEVARA &/GUEDEZ GUSTAVO E GONZALEZ
710 S 13TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1501-0021-0000

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	15	HARDTILE 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

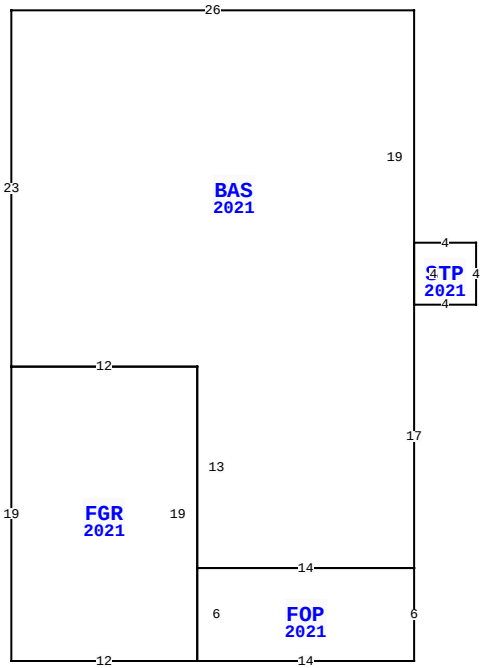
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1022.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	2021	780	158,370
FGR	228	55	2021	125	25,380
FOP	84	30	2021	25	5,076
STP	16	10	2021	2	406
TOTALS	1,108			932	189,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	932	155.3742	205.09	191,144	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 0% - 0 Heated Area: 780 HX Base Yr



710 S 13TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

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	0	0	0	198.00	SF	10.00	10.00	100	2021	2021	3	99	1,960	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	189,233
TOTAL MARKET OB/XF VALUE	1,960
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	341,193
SOH/AGL Deduction	40,718
ASSESSED VALUE	300,475
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300,475
TOTAL JUST VALUE	341,193
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200666	NEW CONSTR	0	09/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/0022	10/22/2021	WD	Q	I	01	312,100
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: ROMERO LUISANA G &						
2326/1376	12/13/2019	WD	Q	V	05	511,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W26 S23 FGR=[YR=2021] S19 E12 FOP=[YR=2021] E14 N6 W14 S6$N19 W12$ E12 S13E14 N17 STP=[YR=2021] E4 N4 W4 S4$ N19$.

LAND DESCRIPTION

TOTAL OB/XF 1,960

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 08/12/2021 BY RK Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS