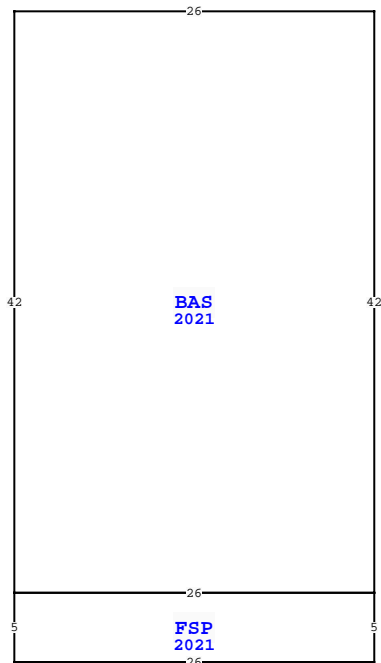


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,144	131.1000	173.05	197,969	2021	2021	0	0	1.00	99.00	
1 SNGL FAM - 100% - 2022 Heated Area: 1092 HX Base Yr 2022												



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	1,092	100	2021	1,092	187,081
FSP	130	40	2021	52	8,909
TOTALS	1,222			1,144	195,989

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE		195,989		
TOTAL MARKET OB/XF VALUE		3,342		
TOTAL LAND VALUE - MARKET		150,000		
TOTAL MARKET VALUE		349,331		
SOH/AGL Deduction		143,881		
ASSESSED VALUE		205,450		
TOTAL EXEMPTION VALUE	HX HB VX WX	60,722		
BASE TAXABLE VALUE		144,728		
TOTAL JUST VALUE		349,331		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		339,884		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2492/1316	8/25/2021	WD Q	I	01	277,700	
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: PETRICHICK BETTY A						
2326/1376	12/13/2019	WD Q	V	05	511,000	
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDERS						

EXTRA FEATURES																
L N	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	100	0	0			10.00	100	2021	2021	3	99	1,901	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2021	2021	3	99	1,441	

718 S 13TH ST, FERNANDINA BEACH										BLD DATE		LGL DATE		03/26/2024	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2021] W26 S42 FSP=[YR=2021] S5 E26 N5 W26 \$ E26 N42 \$.		

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							