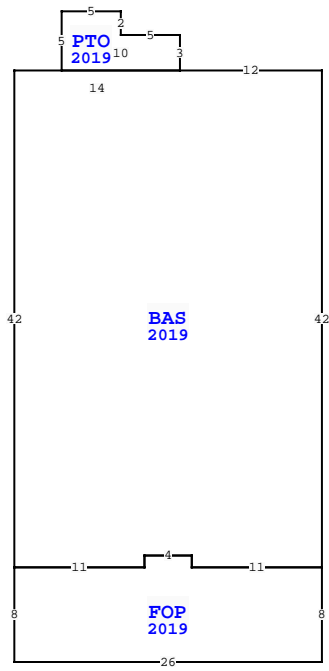


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
BAS	1,088	100	2019
FOP	212	30	2019
PTO	40	5	2019
TOTALS	1,340		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2020								
				Heated Area:	1088			HX Base Yr	2020		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			221,649
TOTAL MARKET OB/XF VALUE			7,784
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			379,433
SOH/AGL Deduction			181,439
ASSESSED VALUE			197,994
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			147,272
TOTAL JUST VALUE			379,433
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			368,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2304/0875	9/13/2019	WD	Q	I	01	249,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: O'QUINN MARY E						
2249/0472	1/15/2019	WD	Q	V	01	70,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDERS						

EXTRA FEATURES															BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
758 S 13TH ST, FERNANDINA BEACH																		03/26/2024		MLU
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	348.00	SF	10.00	10.00	100	2019	2019	3	97	3,376					
2	0810	CONCRETE A	0	100	0	330.00	SF	6.50	6.50	100	2019	2019	3	97	2,081					
3	0476	VF 6 SBPL	0	100	0	68.00	LF	32.00	32.00	100	2019	2019	3	94	2,045					
4	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019]	W12 PTO=[YR=2019] N3 W5 N2 W5 S5 E10\$ W14 S42
FOP=[YR=2019]	S8 E26 N8 W11 N1 W4 S1 W11\$ E11 N1 E4 S1 E11 N42\$.

LAND DESCRIPTION										TOTAL OB/XF										7,784				
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							