BLK 13 LOTS 10,11 & 12
OLD TOWN S/D UNR

FOSTER JERRY MICHAEL & PAULA STERLING
95425 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1580-0013-0100

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

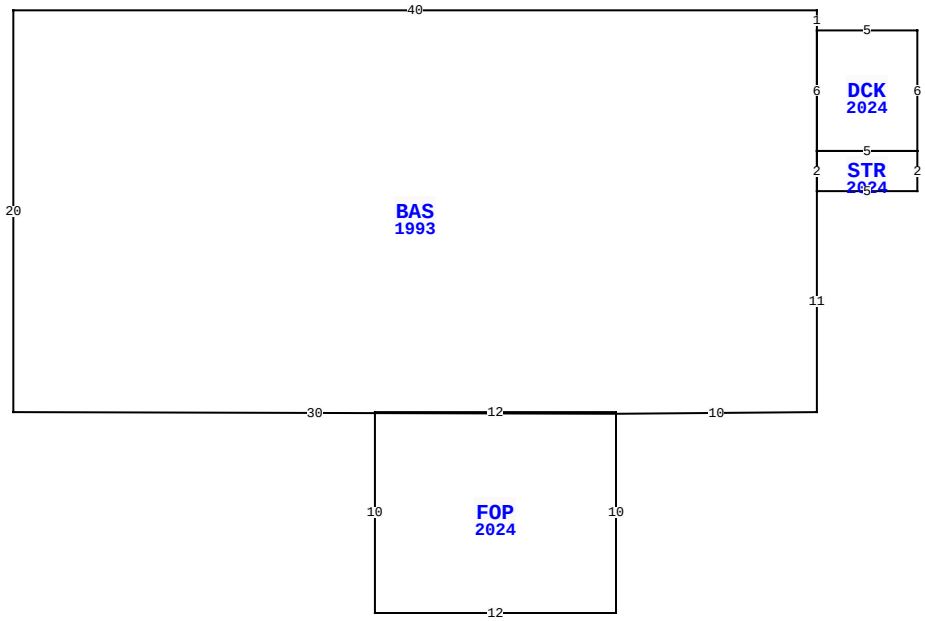
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	01
NEIGHBORHOOD/LOC	1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	802	100	1993	802	91,559
DCK	30	10	2024	3	342
FOP	120	30	2024	36	4,110
STR	10	10	2024	1	114
TOTALS	962			842	96,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	842	122.1000	122.10	102,808	1960	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 0% - 2024 Heated Area: 802 HX Base Yr



406 COMMANDANT ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	96,125
TOTAL MARKET OB/XF VALUE	1,350
TOTAL LAND VALUE - MARKET	328,530
TOTAL MARKET VALUE	426,005
SOH/AGL Deduction	0
ASSESSED VALUE	426,005
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	426,005
TOTAL JUST VALUE	426,005
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	390,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211648	REMODEL	0	04/06/2022
20120281	WINDOWS	3,000	02/21/2012
20052765	FRONT DECK	1,000	10/03/2005
10377	REPAIR/RRF	600	03/14/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2647/69	6/06/2023	QC	U	I	11	100
GRANTOR: FOSTER JERRY M						
GRANTEE: FOSTER JERRY MICHAE						
2491/0886	8/26/2021	QC	U	I	11	100
GRANTOR: STERLING HENRY R SR						
GRANTEE: FOSTER JERRY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W40 S20 D0.1R30 U0.1R10 N11 N2 N6 N1 $
FOP=[YR=2024;ORIG=-10,20] W12 S10 E12 N10 $
DCK=[YR=2024;ORIG=0,1] E5 S6 W5 N6 $
STR=[YR=2024;ORIG=0,7] E5 S2 W5 N2 $
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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	0825	BRICK	0	0	27	4	108.00	SF	12.50	12.50	100	2024	2023		100	1,350	

LAND DESCRIPTION

TOTAL OB/XF 1,350

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	0010	OT-1	140.00	47.00	139.80	FF		1.00	1.00	0.50	4,700.00	2,350.00	328,530							

REVIEW DATE 07/20/2023 BY TW Total Acres: 0.00 Total Land Value: 328,530 Market: 0 Agricultural: 0 Common: 328,530 PRINTED 07/30/2025 BY SYS