LOT 7
IN OR 437 PG 405
PHOENIX WALK PB 5/55

MILLER MARY B
13 ZACHARY COURT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1635-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06

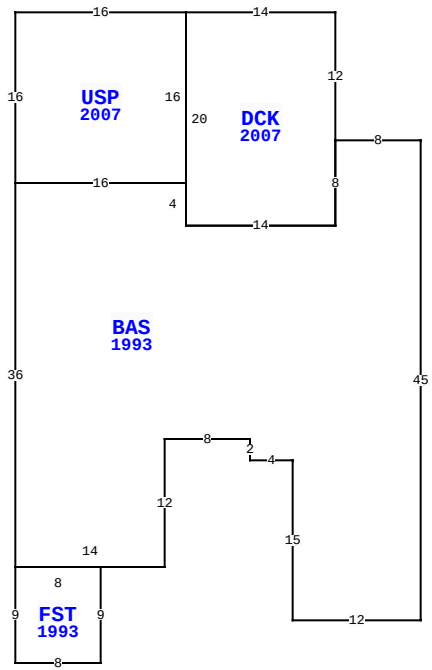
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1074.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,268	100	1993	1,268	171,362
DCK	280	10	2007	28	3,784
FST	72	55	1993	40	5,406
USP	256	30	2007	77	10,406
TOTALS	1,876			1,413	190,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,413	168.9293	168.93	238,698	1984	1984	0	0	0	20.00	80.00

1 TOWNHOUSE – 100% - 0 Heated Area: 1268 HX Base Yr 1985



13 ZACHARY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		190,958
TOTAL MARKET OB/XF VALUE		5,949
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		521,907
SOH/AGL Deduction		364,210
ASSESSED VALUE		157,697
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		101,975
TOTAL JUST VALUE		521,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102077	H/AC	4,000	12/06/2010
20060670	DEMOLITION	0	04/01/2006
B033167	REPAIR/RRF	2,000	05/28/2003
B983310	REPAIR/RRF	800	03/09/1998
B9155	REPAIR/RRF	1,100	06/19/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0437/0405	11/01/1984	WD	U	I		82,400

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 DCK=[YR=2007] N12 W14 USP=[YR=2007] W16 S16 E16 N16$ S20 E14 N8$ S8 W14 N4 W16 S36 FST=[YR=1993] S9 E8 N9 W8$ E14 N12 E8 S2 E4 S15 E12 N45$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	0801	ASPHALT A	0	100	0	0	247.00	SF	3.00	3.00	100	1984	1984	3	50	371	
3	0810	CONCRETE A	0	100	0	0	170.00	SF	6.50	6.50	100	1984	1984	3	41	453	
4	1126	CB/STC 8"	0	100	0	0	257.00	SF	8.00	8.00	100	1984	1984	3	41	843	
5	0858	SCULP CONC	0	100	0	0	200.00	SF	13.00	13.00	100	1998	1998	3	92	2,392	

LAND DESCRIPTION

TOTAL OB/XF 5,949

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	000310	C	TOWNHOUSE	100		R-1	39.00	104.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS