LOT 2
SHADY WOOD PB 5/277

FOWLER CHAD W
314 S 13TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1688-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

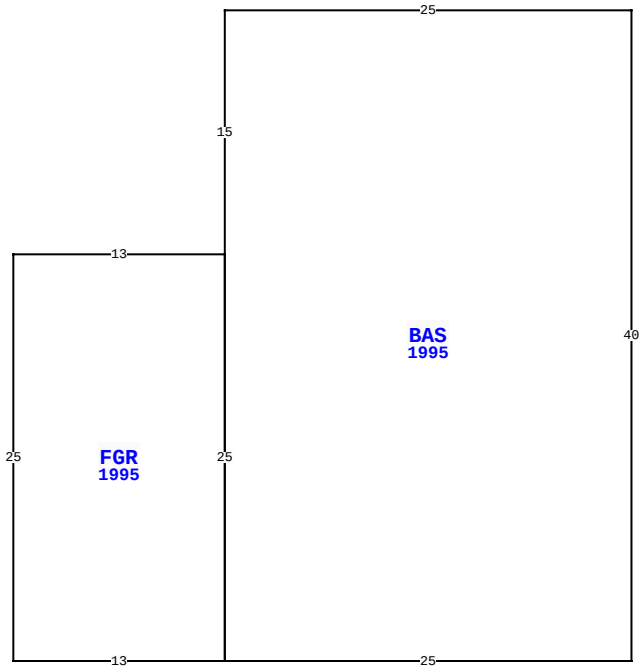
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1995	1,000	114,361
FGR	325	55	1995	179	20,470
TOTALS	1,325			1,179	134,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,179	119.7482	119.75	141,185	1995	2015	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1000 HX Base Yr 2022



314 S 13TH ST, FERNANDINA BEACH

BLD DATE	04/01/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		134,832
TOTAL MARKET OB/XF VALUE		2,376
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		272,208
SOH/AGL Deduction		83,621
ASSESSED VALUE		188,587
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,865
TOTAL JUST VALUE		272,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19959253	NEW CONSTR	34,000	08/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/0697	6/14/2021	WD	Q	I	01	296,000
GRANTOR: INCOAST GROUP LLC						
GRANTEE: FOWLER CHAD W						
2452/1024	3/26/2021	WD	Q	I	01	250,000
GRANTOR: MILLER LORRAINE S						
GRANTEE: INCOAST GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W25 S15 FGR=[YR=1995] W13 S25 E13 N25 $ S25 E25 N40 $.

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	0810	CONCRETE A	0	100	50	9	450.00	SF	6.50	6.50	100	1996	1996	3	70	2,048	
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1996	1996	3	70	328	

LAND DESCRIPTION

TOTAL OB/XF 2,376

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	100	0006	R-2	50.00	230.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000							

REVIEW DATE 05/31/2019 BY DJA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS