

LOT 3  
IN OR 615/150  
SHADY WOOD PB 5/277

AUTRY MARIE E  
P O BOX 622  
FERNANDINA BEACH, FL 32035-0622

2025

00-00-31-1688-0003-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	70
Exterior Wall	17	CB STUCCO	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1009.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	864	100	1993
FGR	275	55	1993
FOP	96	30	2007
TOTALS	1,235		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 0			Heated Area: 864			HX Base Yr					
BLD DATE	04/01/2014		KK	LGL DATE							
XF DATE				LAND DATE	05/07/2025		MLU				
INC DATE				AG DATE							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			94,975
TOTAL MARKET OB/XF VALUE			1,823
TOTAL LAND VALUE - MARKET			135,000
TOTAL MARKET VALUE			231,798
SOH/AGL Deduction			162,835
ASSESSED VALUE			68,963
TOTAL EXEMPTION VALUE	HX HB		43,963
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			231,798
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			204,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080631	H/AC	3,000	04/16/2008
20040587	REMODEL	2,000	03/25/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0615/0150	12/21/1990	WD	Q	I		45,000
GRANTOR: TIDEWATER DEVELOP						
GRANTEE: AUTRY MARIE E						
0607/0771	9/14/1990	WD	Q	V		10,300
GRANTOR: BURNS PAUL C						
GRANTEE: TIDEWATER DEVELOP						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	492.00	SF	6.50	6.50	100	1990

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

BUILDING NOTES											
318 S 13TH ST, FERNANDINA BEACH											

BUILDING DIMENSIONS											
FGR=[YR=1993] W11 BAS=[YR=1993] N15 W24 S36 FOP=[YR=2007] S4 E24 N4 W24 \$ E24 N21 \$ S25 E11 N25 \$ .											

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