BLOCK 54 LOT 6
IN OR 2016/861
CITY OF FDNA BEACH

QUINN TAMMY M
113 S 11TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0054-0060

BUILDING CHARACTERISTICS

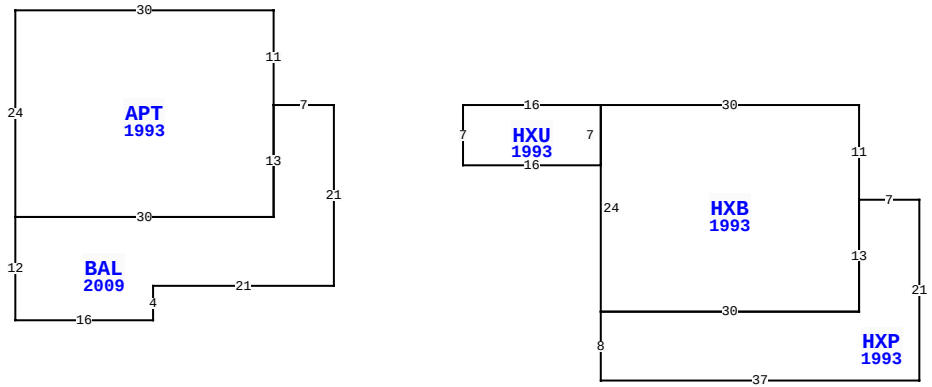
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	720	100	1993	720	69,769
BAL	451	15	2009	68	6,589
HXB	720	100	1993	720	69,769
HXP	387	30	1993	116	11,241
HXU	112	55	1993	62	6,008
TOTALS	2,390			1,686	163,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,686	102.5000	135.30	228,116	1962	1962	0	0	0	28.38	71.62

1 DUPLEX – 53.26% - 2017 Heated Area: 1440 HX Base Yr 2017



113 S 11TH ST 1&2, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		163,377
TOTAL MARKET OB/XF VALUE		3,273
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		416,650
SOH/AGL Deduction		211,085
ASSESSED VALUE		205,565
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,843
TOTAL JUST VALUE		416,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5997	RE-ROOF	1,400	05/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2016/0861	11/25/2015	WD	Q	I	01	131,500
GRANTOR: KITCHENS NADINE C						
GRANTEE: QUINN TAMMY M						
0137/0540	1/01/1972	TA	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=2009] W7 APT=[YR=1993] N11 W30 S24 E30 N13 $ S13 W30 S12 E16 N4 E21 N21 $ PTR= E15 HXU 1993= E16 HXB=[YR=1993] E30 S11 HXP=[YR=1993] E7 S21 W37 N8 E30 N13 $ S13 W30 N24 $ S7 W16 N7 $ W15 $.

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	28	16	448.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,733	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 3,273

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	000800	C	MULTI-FAMILY	100	0006	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	25.00	25.00	250,000							

REVIEW DATE 05/10/2022 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS