BLK 213 NLY 86 FT OF WLY
100 FT OF E'LY 130 FT OF LOT 4
IN OR 1811/1821

WALDRIP CHARLES & LESIA
1973 CLINCH DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0213-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

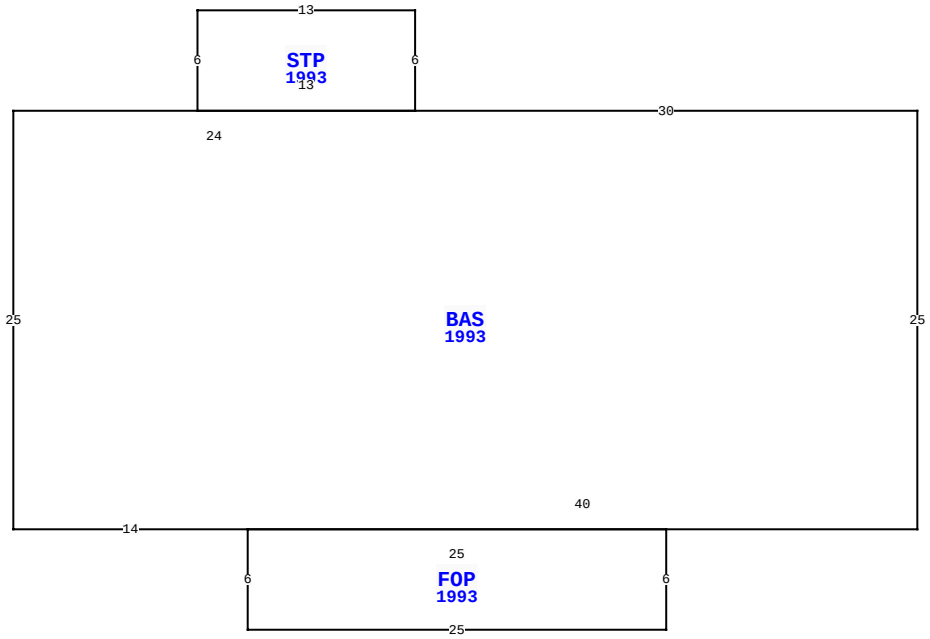
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1993	1,350	113,136
FOP	150	30	1993	45	3,771
STP	78	10	1993	8	670
TOTALS	1,578			1,403	117,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,403	110.7548	110.75	155,382	1974	1974	0	0	0	24.33	75.67

1 SINGLE FAM – 0% - 0 Heated Area: 1350 HX Base Yr



909 DIVISION ST, FERNANDINA BEACH

BLD DATE	02/04/2014 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	117,578
TOTAL MARKET OB/XF VALUE	543
TOTAL LAND VALUE - MARKET	232,200
TOTAL MARKET VALUE	350,321
SOH/AGL Deduction	198,568
ASSESSED VALUE	151,753
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,753
TOTAL JUST VALUE	350,321
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122145	WINDOWS/DRWL/FLOO	2,200	10/15/2012
20122102	RE-ROOF W/30YR SH	4,000	10/12/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1811/1821	8/31/2012	WD	U	I	12	49,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: WALDRIP CHARLES & L						
1743/0775	6/17/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 STP=[YR=1993] N6 W13 S6 E13$ W24 S25 E14
FOP=[YR=1993] S6 E25 N6W25$ E40 N25$.

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	0	30	10	300.00	SF	6.50	6.50	100	1974	1974	3	24	468	
2	0810	CONCRETE A	0	0	16	3	48.00	SF	6.50	6.50	100	1974	1974	3	24	75	

LAND DESCRIPTION

TOTAL OB/XF 543

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	0006	R-2	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	232,200							

REVIEW DATE 05/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 232,200 Market: 0 Agricultural: 0 Common: 232,200 PRINTED 07/30/2025 BY SYS