BLOCK 230 N42 FT OF SUBLOT C
OF LOT 7 & S22 FT OF D OF 7
IN OR 1989/84

WILLIAMS EMANUEL
315 S 13TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0230-07C1

BUILDING CHARACTERISTICS

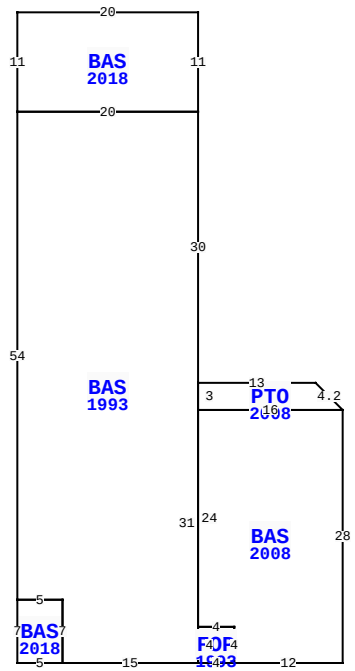
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,185	100	1993	1,185	99,338
BAS	432	100	2008	432	36,214
BAS	35	100	2018	35	2,934
BAS	220	100	2018	220	18,442
FOP	16	30	1993	5	419
PTO	44	5	2008	2	168
TOTALS	1,932			1,879	157,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,879	97.7550	97.76	183,691	1980	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2016 Heated Area: 1872 HX Base Yr 2016



315 S 13TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		157,515
TOTAL MARKET OB/XF VALUE		1,698
TOTAL LAND VALUE - MARKET		172,800
TOTAL MARKET VALUE		332,013
SOH/AGL Deduction		192,865
ASSESSED VALUE		139,148
TOTAL EXEMPTION VALUE	DX HX HB	55,722
BASE TAXABLE VALUE		83,426
TOTAL JUST VALUE		332,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171635	BATHROOM REMODEL	18,899	05/26/2017
20121677	BATHROOM REMODEL	2,000	08/16/2012
20121582	BATHROOM REMODEL	8,000	08/06/2012
20112217	H/AC	2,900	12/14/2011
20033061	CHNGE SRVC	2,000	05/07/2003
20033006	REROOF	5,000	04/25/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1989/0084	6/22/2015	QC	U	I	11	100
GRANTOR: WILLIAMS CHATTIE MAE						
GRANTEE: WILLIAMS EMANUEL						
0690/0045	10/08/1993	WD	Q	I		43,000
GRANTOR: KING ANNIE F						
GRANTEE: WILLIAMS CHATTIE MA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2008] W13 BAS=[YR=1993] N30 BAS=[YR=2018] N11 W20 S11 E20$ W20 S54 BAS=[YR=2018] S7 E5 N7 W5$ E5 S7 E15 FOP=[YR=1993] E4 BAS=[YR=2008] E12N28 W16S24E4S4$N4W4S4$ N31$ S3E16 U3 L3 $.

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	0	0	760.00	SF	6.50	6.50	100	1980	1980	3	30	1,482	
2	0479	VF PICKET	0	100	0	0	30.00	LF	10.00	10.00	100	2008	2008	3	72	216	

LAND DESCRIPTION

TOTAL OB/XF 1,698

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	64.00	100.00	64.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	172,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 172,800 Market: 0 Agricultural: 0 Common: 172,800 PRINTED 07/30/2025 BY SYS