BLK 230 TRACT D OF LOT 8
CITY OF FDNA BEACH S/D OF
SEC 23-3N-28E UNR

LAYTON CHARLES SHAWN
229 SOUTH 13TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0230-08D0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	05	Quality Level 05

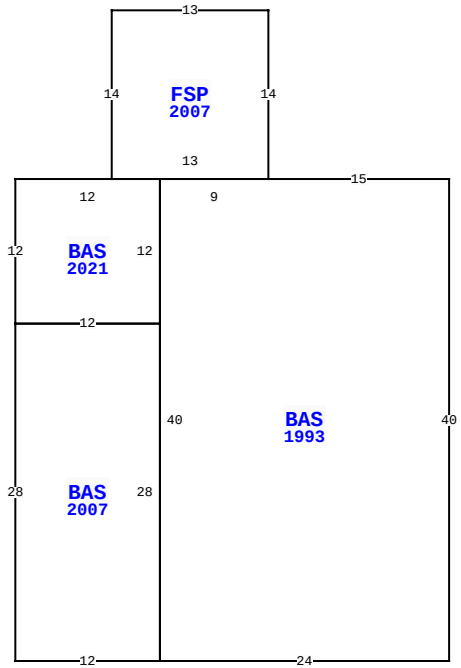
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	151,916
BAS	336	100	2007	336	53,171
BAS	144	100	2021	144	22,788
FSP	182	40	2007	73	11,552
TOTALS	1,622			1,513	239,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,513	123.0834	162.47	245,817	1985	2020	0	0	0	2.60	97.40

1 SNGL FAM – 100% - 2023 Heated Area: 1440 HX Base Yr 2023



229 S 13TH ST, FERNANDINA BEACH

BLD DATE	04/09/2014	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		239,426
TOTAL MARKET OB/XF VALUE		2,860
TOTAL LAND VALUE - MARKET		151,200
TOTAL MARKET VALUE		393,486
SOH/AGL Deduction		40,038
ASSESSED VALUE		353,448
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		302,726
TOTAL JUST VALUE		393,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3287	NEW CONSTR	40,000	05/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2594/1622	10/04/2022	WD	Q	I	01	425,000
GRANTOR: J2911 RE LLC						
GRANTEE: LAYTON CHARLES SHAW						
2521/1286	12/09/2021	WD	Q	I	01	220,000
GRANTOR: JONES CATHERINE &						
GRANTEE: J2911 RE LLC						

BUILDING NOTES

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	1,000.00	SF	6.50	6.50	100	1985	1985	3	44	2,860	

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FSP=[YR=2007] N14W13 S14 E13$W9
BAS=[YR=2021] W12 S12 BAS=[YR=2007] S28E12N28W12$E12N12$
S40E24N40$.

LAND DESCRIPTION

TOTAL OB/XF 2,860

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	56.00	100.00	56.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	151,200							

REVIEW DATE 08/08/2022 BY DJ Total Acres: 0.00 Total Land Value: 151,200 Market: 0 Agricultural: 0 Common: 151,200 PRINTED 07/30/2025 BY SYS