BLK 230 TRACT C OF LOT 9
IN OR 2087/1389
CITY OF FDNA BEACH S/D OF

DEMPS OSTEAN JR
225 S 13TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0230-09C0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

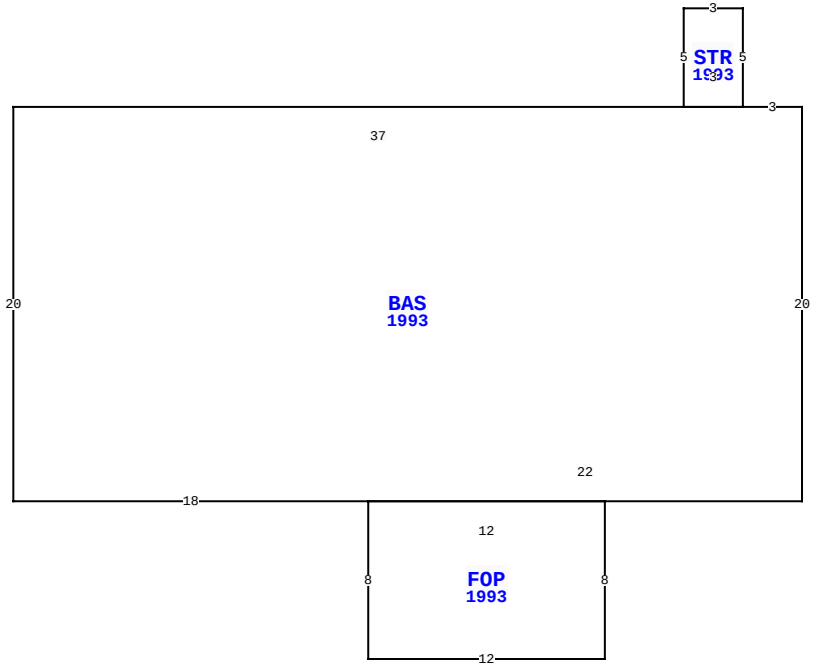
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	1993	800	72,164
FOP	96	30	1993	29	2,616
STR	15	10	1993	2	180
TOTALS	911			831	74,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	831	108.6800	108.68	90,313	1973	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2017 Heated Area: 800 HX Base Yr 2017



225 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	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		74,960
TOTAL MARKET OB/XF VALUE		2,089
TOTAL LAND VALUE - MARKET		232,200
TOTAL MARKET VALUE		309,249
SOH/AGL Deduction		239,858
ASSESSED VALUE		69,391
TOTAL EXEMPTION VALUE	HX HB SX	69,391
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		309,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052311	ELEC OTHER	1,000	07/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2087/1389	12/08/2016	QC	U	I	11	100
GRANTOR: STATEN MILDRED L						
GRANTEE: DEMPS OSTEAN JR						
1419/1990	6/14/2006	WD	U	I	07	100
GRANTOR: MID STATE TRUST II						
GRANTEE: DEMPS OSTEAN JR & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 STR=[YR=1993] N5W3S5E3$ W37 S20 E18
FOP=[YR=1993] S8E12 N8 W12$ E22 N20$.

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	31	3	93.00	SF	6.50	6.50	100	1973	1973	3	23	139	
2	0810	CONCRETE A	0	100	0	0	1,000.00	SF	6.50	6.50	100	1980	1980	3	30	1,950	

LAND DESCRIPTION

TOTAL OB/XF 2,089

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	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	232,200							

REVIEW DATE 05/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 232,200 Market: 0 Agricultural: 0 Common: 232,200 PRINTED 07/30/2025 BY SYS