BLOCK 230 SUB D OF LOT 9
IN OR 1752/41
CITY OF FDNA BEACH

SIMS DORIS J
217 S 13TH ST
FERNANDINA BECH, FL 32034

2025

00-00-31-1800-0230-09D0

BUILDING CHARACTERISTICS

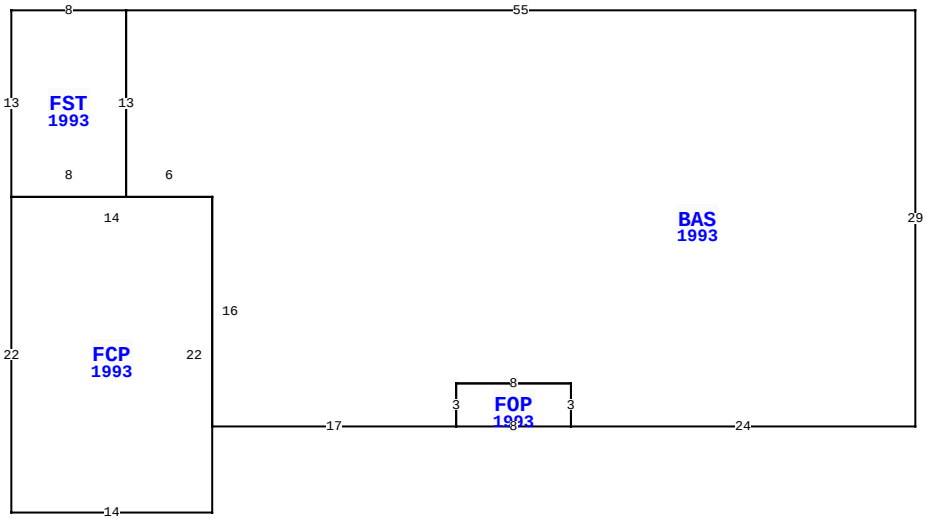
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 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	1,475	100	1993	1,475	119,547
FCP	308	25	1993	77	6,241
FOP	24	30	1993	7	567
FST	104	55	1993	57	4,620
TOTALS	1,911			1,616	130,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,616	119.1870	119.19	192,611	1976	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1475 HX Base Yr 2018



217 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		130,975
TOTAL MARKET OB/XF VALUE		3,255
TOTAL LAND VALUE - MARKET		232,200
TOTAL MARKET VALUE		366,430
SOH/AGL Deduction		227,455
ASSESSED VALUE		138,975
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		83,253
TOTAL JUST VALUE		366,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1752/0041	8/17/2011	PR	U	I	19	100
GRANTOR: SIMS DORIS J P/R						
GRANTEE: SIMS DORIS J						
0199/0130	1/01/1975	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 FST=[YR=1993] W8 S13 FCP=[YR=1993] S22 E14 N22W14$ E8N13$ S13 E6 S16 E17 FOP=[YR=1993] E8 N3 W8S3$ N3 E8 S3 E24 N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	100	29	14	406.00	SF	6.50	6.50	100	1976	1976	3	26	686	
3	0810	CONCRETE A	0	100	203	3	609.00	SF	6.50	6.50	100	1976	1976	3	26	1,029	

LAND DESCRIPTION

TOTAL OB/XF 3,255

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