BLOCK 233 E100 FT OF S1/2 OF 9
IN OR 2406/1104
CITY OF FDNA BEACH

BROWN FAMILY REV LVG TRUST/BROWN DAVID T TRUSTEE
12391 VC JOHNSON RD
JACKSONVILLE, FL 32218

2025

00-00-31-1800-0233-0094

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
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		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

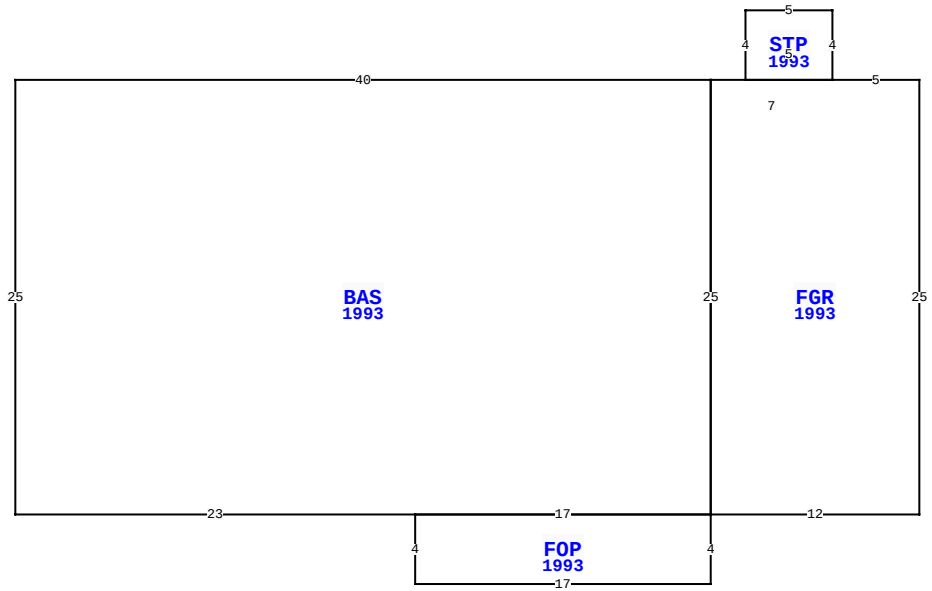
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	84,929
FGR	300	55	1993	165	14,013
FOP	68	30	1993	20	1,698
STP	20	10	1993	2	170
TOTALS	1,388			1,187	100,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,187	108.6553	108.66	128,979	1973	1980	0	0	0	21.84	78.16

1 SINGLE FAM – 0% - 0 Heated Area: 1000 HX Base Yr



823 S 13TH ST, FERNANDINA BEACH

BLD DATE	04/01/2014 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	100,810
TOTAL MARKET OB/XF VALUE	2,231
TOTAL LAND VALUE - MARKET	232,200
TOTAL MARKET VALUE	335,241
SOH/AGL Deduction	153,738
ASSESSED VALUE	181,503
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,503
TOTAL JUST VALUE	335,241
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2764	REPAIR/RRF	1,900	04/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2406/1104	11/04/2020	QC	U	I	11	100
GRANTOR: BROWN DAVID T & ANTOI						
GRANTEE: BROWN FAMILY REVOCA						
0474/0176	11/01/1985	WD	Q	I		37,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W5 STP=[YR=1993] N4W5S4E5$ W7 BAS=[YR=1993] W40S25E23 FOP=[YR=1993] S4E17N4W17$E17N25$ S25E12N25$.

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	0940	SHEDS/PORT	0	0	13	10	130.00	SF	30.00	30.00	100	1982	1982	3	20	780	
2	0810	CONCRETE A	0	0	0	0	585.00	SF	6.50	6.50	100	1973	1973	3	23	875	
3	1243	WD DECK F	0	0	20	18	360.00	SF	8.00	8.00	100	1986	1986	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 2,231

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 01/16/2020 BY DJ Total Acres: 0.00 Total Land Value: 232,200 Market: 0 Agricultural: 0 Common: 232,200 PRINTED 07/30/2025 BY SYS