BLOCK 233 ELY 100 FT OF
S1/2 OF LOT 10
CITY OF FDNA BEACH

BANKS CATHLEEN ANN
809 S 13TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0233-0102

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
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		1 100
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

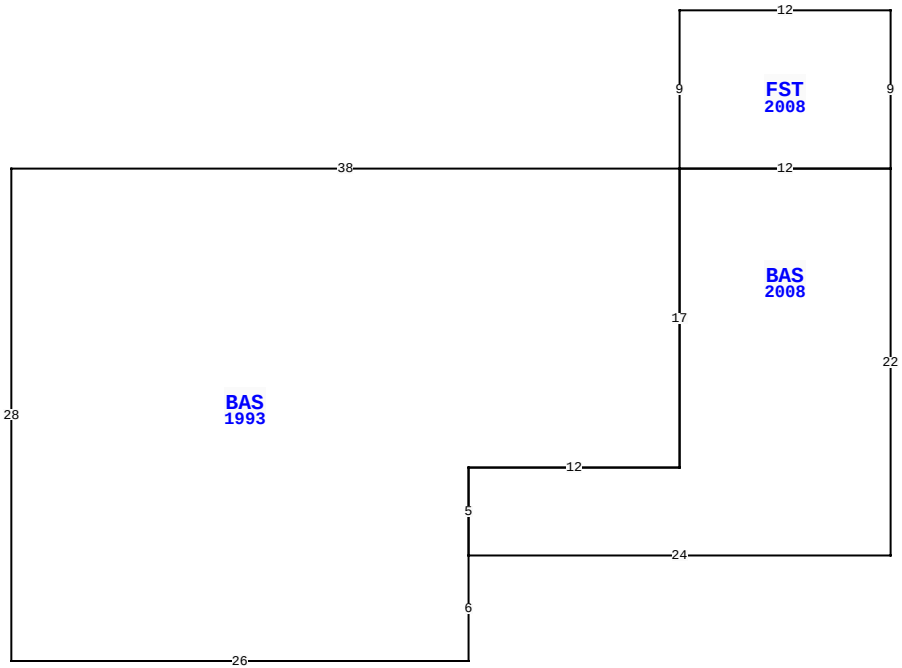
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	932	100	1993	932	78,363
BAS	324	100	2008	324	27,242
FST	108	55	2008	59	4,961
TOTALS	1,364			1,315	110,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,315	108.4900	108.49	142,664	1973	1990	0	0	0	22.50	77.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1256 HX Base Yr 2022



809 S 13TH ST, FERNANDINA BEACH

BLD DATE		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		110,565
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		232,200
TOTAL MARKET VALUE		346,230
SOH/AGL Deduction		89,694
ASSESSED VALUE		256,536
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,814
TOTAL JUST VALUE		346,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100285	REPLACE SIDING &	1,800	02/12/2010
20100291	ELECRICAL ALTERAT	250	02/12/2010
2004311	ENCLOSE CARPORT	17,000	11/08/2000
7376	REPAIR/RRF	2,900	10/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2379/0724	7/24/2020	WD	Q	I	01	190,000
GRANTOR: HURST DIANE						
GRANTEE: BANKS CATHLEEN ANN						
1745/0695	6/30/2011	QC	U	I	11	20,100
GRANTOR: MCCLURE RICHARD D JR						
GRANTEE: MCCLURE RICHARD D J						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2008] W12S9 BAS=[YR=1993] W38S28 E26N6 BAS=[YR=2008] E24N22 W12S17W12 S5$ N5E12N17$E12N9$.

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	490.00	SF	6.50	6.50	100	1973	1973	3	23	733	
2	0810	CONCRETE A	0	100	0	0	532.00	SF	6.50	6.50	100	2001	2001	3	79	2,732	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 232,200 Market: 0 Agricultural: 0 Common: 232,200 PRINTED 07/30/2025 BY SYS