BLOCK 241 LOTS 75 & 76
IN OR 1747/300
CITY OF FDNA BEACH

LANGNER MAXINE S
12476 BONEY ROAD
JACKSONVILLE, FL 32226

2025

00-00-31-1800-0241-0750

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

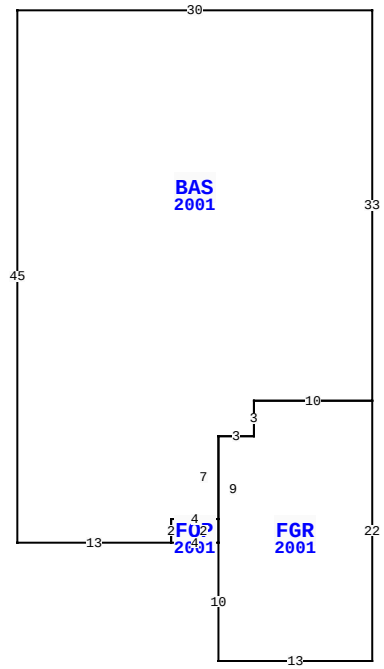
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,195	100	2001	1,195	128,966
FGR	277	55	2001	152	16,404
FOP	8	30	2001	2	216
TOTALS	1,480			1,349	145,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,349	121.2640	121.26	163,580	2001	2001	0	0	0	11.00	89.00

1 SINGLE FAM – 0% - 0 Heated Area: 1195 HX Base Yr



424 S 13TH TER, 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	145,586
TOTAL MARKET OB/XF VALUE	3,123
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	283,709
SOH/AGL Deduction	59,911
ASSESSED VALUE	223,798
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	223,798
TOTAL JUST VALUE	283,709
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121414	4'CL FENCE	0	07/16/2012
2003931	NEW CONSTR	76,796	08/25/2000
991577	DEMOLITION	0	11/12/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1747/0300	7/15/2011	WD	Q	I	02	122,000
GRANTOR: CHRISTOPHER CECIL T						
GRANTEE: LANGNER MAXINE S &						
1462/0475	11/29/2006	QC	Q	I	01	100
GRANTOR: CHRISTOPHER SUSAN C						
GRANTEE: CHRISTOPHER CECIL T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W30 S45 E13 FOP=[YR=2001] E4 FGR=[YR=2001] S10 E13 N22 W10 S3 W3 S9 $ N2 W4 S2 $ N2 E4 N7 E3 N3 E10 N33 $.

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	0	0	0	64.00	SF	6.50	6.50	100	2001	2001	3	79	329	
2	0810	CONCRETE A	0	0	48	10	480.00	SF	6.50	6.50	100	2001	2001	3	79	2,465	
3	0810	CONCRETE A	0	0	8	8	64.00	SF	6.50	6.50	100	2001	2001	3	79	329	

LAND DESCRIPTION

TOTAL OB/XF 3,123

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS