

BLOCK 241 LOTS 89 & 90
IN OR 772/1754
CITY OF FDNA BEACH

ROBERTS ERNEST JR & MICHELLE D
520 S 13TH ST TE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0241-0890



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

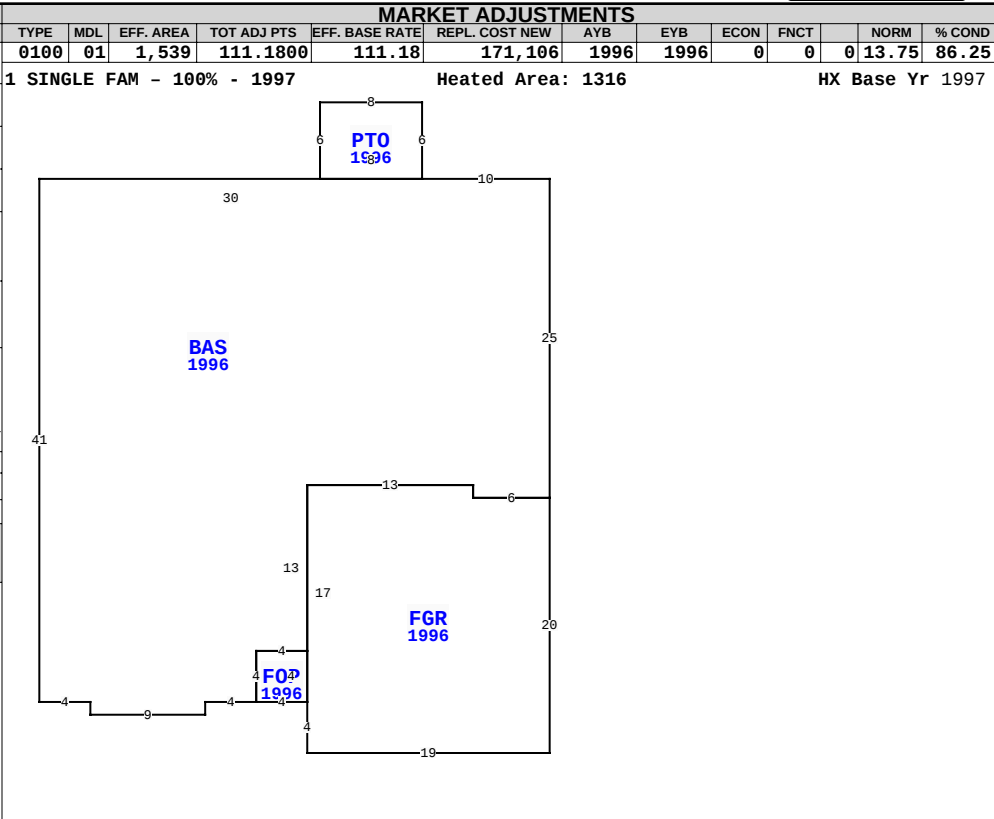
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	1,316	100	1996	1,316	126,195
FGR	393	55	1996	216	20,713
FOP	16	30	1996	5	480
PTO	48	5	1996	2	191

TOTALS	1,773			1,539	147,579
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	788.00	SF	6.50
3	1243	WD DECK F	0	100	0	0	355.00	SF	3.20



520 S 13TH TER, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1996	1996	3	77	2,695	
2	0810	CONCRETE A	0	100	0	0	788.00	SF	6.50	6.50	100	1996	1996	3	70	3,585	
3	1243	WD DECK F	0	100	0	0	355.00	SF	3.20	3.20	100	1996	1996	3	20	227	

LAND DESCRIPTION										TOTAL OB/XF										6,507		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL					
1	000100	C	RES	100	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						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		147,579	
TOTAL MARKET OB/XF VALUE		6,507	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		289,086	
SOH/AGL Deduction		179,794	
ASSESSED VALUE		109,292	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		58,570	
TOTAL JUST VALUE		289,086	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,691	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969865	NEW CONSTR	66,838	09/04/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0772/1754	10/03/1996	WD	Q	I		75,900	
GRANTOR:ATLANTIC BUILDERS INC							
GRANTEE:ROBERTS ERNEST JR &							
0761/1047	5/31/1996	WD	U	V	09	15,000	
GRANTOR:PROCACCI FINANCILA GR							
GRANTEE:ATLANTIC BUILDERS I							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W10 PTO=[YR=1996] N6 W8 S6 E8 \$ W30 S41 E4 S1 E9 N1 E4 FOP=[YR=1996] E4 FGR=[YR=1996] S4 E19 N20 W6 N1 W13 S17 \$ N4 W4 S4 \$ N4 E4 N13 E13 S1 E6 N25 \$.									