BLOCK 241 LOT 91
IN OR 2009/441
CITY OF FDNA BEACH

ROBINSON TERESA
522 S 13TH TERR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0241-0910

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	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

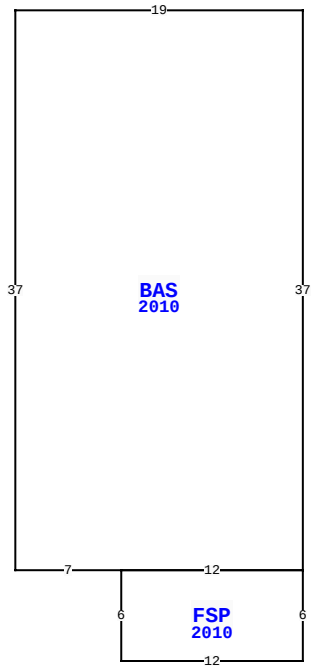
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	703	100	2010	703	74,867
FSP	72	40	2010	29	3,088
TOTALS	775			732	77,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	732	113.9050	113.90	83,375	2010	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2016 Heated Area: 703 HX Base Yr 2016



522 S 13TH TER, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		77,956
TOTAL MARKET OB/XF VALUE		960
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		146,416
SOH/AGL Deduction		81,432
ASSESSED VALUE		64,984
TOTAL EXEMPTION VALUE	HX HB	39,984
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		146,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091743	NEW CONSTR	69,463	12/22/2009
2009175	NEW CONSTR	69,463	12/22/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2009/0441	10/14/2015	SW	U	I	17	65,300
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: ROBINSON TERESA						
2009/0424	10/14/2015	QC	U	I	11	100
GRANTOR: PROCACCI REAL ESTATE						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W19 S37E7 FSP=[YR=2010] S6 E12N6W12$ E12N37$.

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	100	8	10	80.00	SF	30.00	30.00	100	2010	2010	3	40	960	

LAND DESCRIPTION

TOTAL OB/XF 960

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	25.00	100.00	25.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	67,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS