BLOCK 242 SO 58 FT OF N 108 FT
OF LOT 3
CITY OF FDNA BEACH

MM VIEW LLC
96972 BLACKROCK RD
YULEE, FL 32097

2025

00-00-31-1800-0242-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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

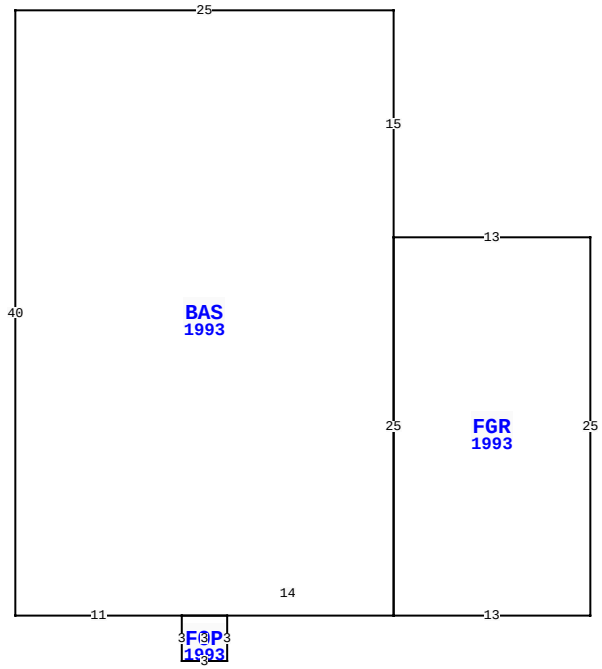
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	81,064
FGR	325	55	1993	179	14,510
FOP	9	30	1993	3	243
TOTALS	1,334			1,182	95,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,182	100.7000	100.70	119,027	1982	1985	0	0	0	19.50	80.50

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



224 S 13TH ST, FERNANDINA BEACH

BLD DATE	04/09/2014	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	95,817
TOTAL MARKET OB/XF VALUE	1,249
TOTAL LAND VALUE - MARKET	195,750
TOTAL MARKET VALUE	292,816
SOH/AGL Deduction	20,618
ASSESSED VALUE	272,198
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,198
TOTAL JUST VALUE	292,816
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2535/1992	9/09/2021	SW	U	I	11	100
GRANTOR: MITCHELL GLYNN B						
GRANTEE: MM VIEW LLC						
0744/1702	11/27/1995	CT	U	I	14	27,300
GRANTOR: CLERK OF COURT						
GRANTEE: MITCHELL GLYNN B						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W13BAS=[YR=1993] N15W25S40 E11 FOP=[YR=1993] S3E3N3W3$ E14N25$ S25E13 N25$.

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	54	9	486.00	SF	6.50	6.50	100	1982	1982	3	35	1,106	
2	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	1982	1982	3	35	143	

LAND DESCRIPTION

TOTAL OB/XF 1,249

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	58.00	230.00	58.00	FF		1.00	1.00	1.25	2,700.00	3,375.00	195,750							

REVIEW DATE 05/31/2019 BY DJA Total Acres: 0.00 Total Land Value: 195,750 Market: 0 Agricultural: 0 Common: 195,750 PRINTED 07/30/2025 BY SYS