BLOCK 242 SUB G OF 1
IN OR 2183/1516
CITY OF FDNA BEACH

SABIN OWEN/SABIN CARLEEN
240 OLD MILL ROAD
MIDDLEVILLE, MI 49333

2025

00-00-31-1800-0242-01G0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

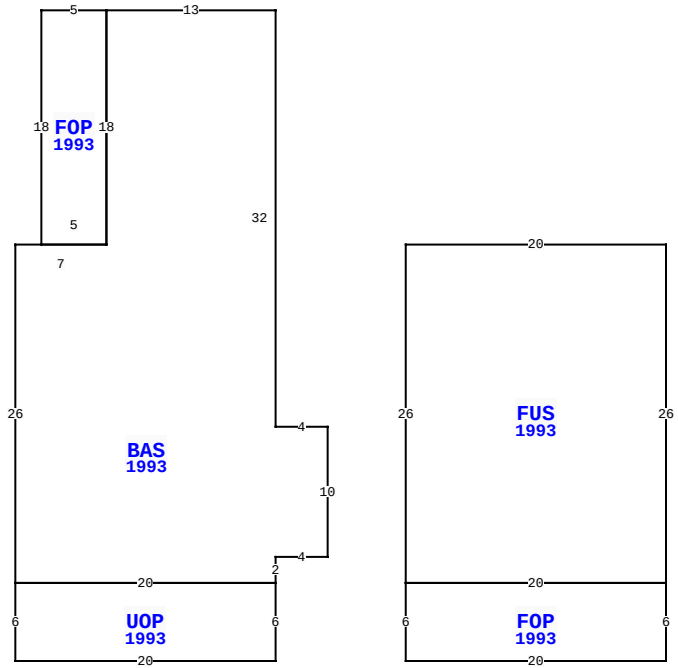
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	794	100	1993	794	24,465
FOP	90	30	1993	27	832
FOP	120	30	1993	36	1,109
FUS	520	100	1993	520	16,023
UOP	120	20	1993	24	740
TOTALS	1,644			1,401	43,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,401	76.0760	76.08	106,588	1920	1960	0	0	20	39.50	40.50

1 SINGLE FAM – 0% - 0 Heated Area: 1314 HX Base Yr



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

210 S 13TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	43,168
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	116,100
TOTAL MARKET VALUE	159,268
SOH/AGL Deduction	42,126
ASSESSED VALUE	117,142
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,142
TOTAL JUST VALUE	159,268
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182341	REMODEL	21,000	07/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2183/1516	3/14/2018	SW	Q	I	01	79,000
GRANTOR: CMR ISLAND PROPERTIES						
GRANTEE: SABIN OWEN & CARLEE						
2162/1899	11/30/2017	WD	Q	I	05	95,400
GRANTOR: BON-LEE LLC						
GRANTEE: CMR ISLAND PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] W5S18E5N18 $S18W7 S26
UOP=[YR=1993] S6E20 N6W20 $E20 N2 E4N10W4 N32$ PTR=S18 E10
FUS=[YR=1993] S26 FOP=[YR=1993] S6 E20 N6W20$ E20N26W20$
W10N18$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		R-2	43.00	102.00	43.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	116,100							

REVIEW DATE 02/11/2021 BY RK Total Acres: 0.00 Total Land Value: 116,100 Market: 0 Agricultural: 0 Common: 116,100 PRINTED 07/30/2025 BY SYS