

BLK 243 W 125FT OF S 47FT
OF LOT 1 & W 125FT OF N 30FT
OF LOT 2

LEE RICHARD F & HAITHCOX WENDY C L/E/
10 S 13TH ST
FERNANDINA BEACH, FL 32034

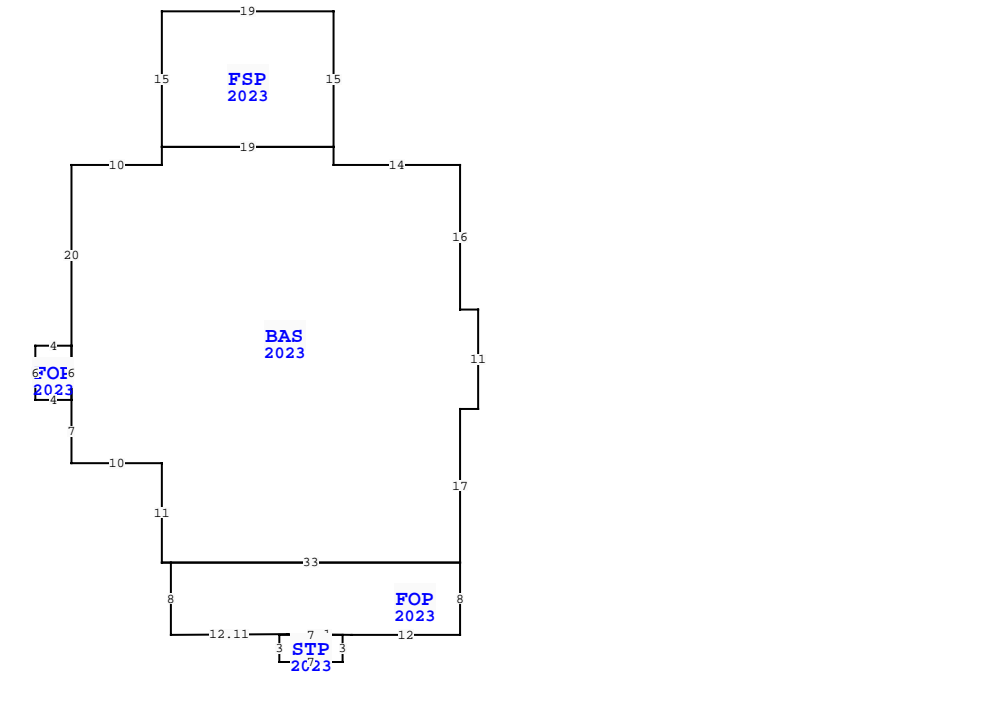
2025

00-00-31-1800-0243-0015



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,035	122.1374	192.98	392,714	2023	2023	0	0	0.00	100.00	



Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1012.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,842	100
FOP	24	30
FOP	233	30
FSP	285	40
STP	21	10
TOTALS	2,405	

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
1	0855	CONC PAVER	0	100	0	1,731.00	SF	10.00	10.00	100	2023	2023
2	0861	POOL GUNIT	0	100	0	232.00	SF	85.00	85.00	100	2023	2023
3	0857	SANDSTONE/	0	100	0	668.00	SF	16.00	16.00	100	2023	2023
4	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2023	2023

10 S 13TH ST, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/24/2024
										INC DATE		AG DATE	
TOTAL OB/XF 49,324													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			451,964
TOTAL MARKET OB/XF VALUE			49,324
TOTAL LAND VALUE - MARKET			240,625
TOTAL MARKET VALUE			741,913
SOH/AGL Deduction			1,987
ASSESSED VALUE			739,926
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			689,204
TOTAL JUST VALUE			741,913
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			719,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	CO		08/18/2023
20222077	SWIM POOL	0	03/15/2022
20211950	NEW CONSTR	0	06/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/362	3/25/2024	LE	U	I	11	100
GRANTOR: LEE RICHARD F & WENDY						
GRANTEE: LEE JUSTIN						
2419/0686	12/21/2020	WD	Q	V	01	170,000
GRANTOR: SHEARER DAVID P & MAU						
GRANTEE: LEE RICHARD F & WEN						

BUILDING NOTES												
BAS=[YR=2023;ORIG=60,0] W14 N2 W19 S2 W10 S20 S6 S7 E10 S11 E33 N17 E2 N11 W2 N16 \$												
FOP=[YR=2023;ORIG=27,44] E33 S8 W12 U0.1L7.1 D0.1L12.11 N8 \$												
POP=[YR=2023;ORIG=17,20] W4 S6 E4 N6 \$												
STP=[YR=2023;ORIG=40,52] E7 S3 W7 N3 \$												
FSP=[YR=2023;ORIG=27,-2] E19 N15 W19 S15 \$												

BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=60,0] W14 N2 W19 S2 W10 S20 S6 S7 E10 S11 E33 N17 E2 N11 W2 N16 \$												
FOP=[YR=2023;ORIG=27,44] E33 S8 W12 U0.1L7.1 D0.1L12.11 N8 \$												
POP=[YR=2023;ORIG=17,20] W4 S6 E4 N6 \$												
STP=[YR=2023;ORIG=40,52] E7 S3 W7 N3 \$												
FSP=[YR=2023;ORIG=27,-2] E19 N15 W19 S15 \$												

LAND DESCRIPTION													TOTAL OB/XF 49,324												
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	100	0006	MU-1			9,625.00	SF		1.00	1.00	1.00	25.00	25.00	240,625								

