



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

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Quality	04	Quality Level 04
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DOR CODE	0800	MULTI-FAMILY
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MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	960	100	1993	960	237,433
FEP	196	80	1993	157	38,830
HXB	942	100	1993	942	232,981
HXS	202	40	2019	81	20,033
STR	68	10	1993	7	1,731
SXR	16	10	1993	2	495
UOP	30	20	1993	6	1,484

TOTALS	2,414			2,155	532,987
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0476	VF 6 SBPL
2	0855	CONC PAVER
3	0861	POOL GUNIT
4	0810	CONCRETE A
5	0855	CONC PAVER

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	0476	VF 6 SBPL	0	100	0	0	12.00	LF	32.00	32.00	100	2019	2019	3	94	361	
2	0855	CONC PAVER	0	100	0	0	485.00	SF	10.00	10.00	100	2019	2019	3	97	4,705	
3	0861	POOL GUNIT	0	100	0	0	315.00	SF	85.00	85.00	100	2019	2019	3	87	23,294	
4	0810	CONCRETE A	0	100	0	0	1,475.00	SF	6.50	6.50	100	1990	1990	3	57	5,465	
5	0855	CONC PAVER	0	100	0	0	576.00	SF	7.00	7.00	100	2013	2013	3	93	3,750	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000800	C

REVIEW DATE	11/05/2019	BY	DJ
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	12	2,155	196.1960	258.98	558,102	1900	2015		0	0	4.50	95.50	
1 DUPLEX - 100% - 2023 Heated Area: 1902 HX Base Yr 2023													

118 S 13TH ST	A&B, FERNANDINA BEACH	BLD DATE		LGL DATE	
		XF DATE		LAND DATE	03/25/2024
		INC DATE		AG DATE	MLU

TOTAL OB/XF													
37,575													

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37,575													

Total Acres: 0.00	Total Land Value: 180,600	Market: 0	Agricultural: 0	Common: 180,600
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		532,987	
TOTAL MARKET OB/XF VALUE		37,575	
TOTAL LAND VALUE - MARKET		180,600	
TOTAL MARKET VALUE		751,162	
SOH/AGL Deduction		146,985	
ASSESSED VALUE		604,177	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		553,455	
TOTAL JUST VALUE		751,162	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		726,663	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0923	BATHROOM REMODEL	10,000	03/04/2025
20190304	SWIM POOL	0	05/03/2019
20110694	REMODEL ELECTRIC	2,500	05/09/2011
20110658	PLUMBING FOR REMO	1,800	04/28/2011
20110628	GAS	695	04/26/2011
20110447	REMODEL BLDG	30,861	03/28/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2588/1195	9/02/2022	WD	Q	I	01
GRANTOR: WALES DIANE					
GRANTEE: RUNYEON DONNA					
2258/0702	2/28/2019	WD	Q	I	02
GRANTOR: FOBERT GARY & NANCY					
GRANTEE: WALES DIANE					

BUILDING NOTES					

BUILDING DIMENSIONS					
HXB=[YR=1993] W32 S30 HXS=[YR=2019] S7 E12 SXR=[YR=1993] S2E8N2W8E16 N7 W9 N1 W6 S1 W13 \$ E13 N1 E6S1 E9 N3 E4 N27 \$ PTR= E20 APT=[YR=1993] E32 S30 W4 FEP=[YR=1993] S7 W28N7E28\$ W28 N21 UOP=[YR=1993] W1 STR=[YR=1993] S17 W4N17E4\$W4 N6 E5 S6\$ N9\$W20 \$.					