BLOCK 243 W 100 FT OF N1/2
OF S1/2 OF LOT 4 & S1/2
OF S1/2 OF LOT 4

BOSKO KIMBERLY
122 S 13TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0243-0044

BUILDING CHARACTERISTICS

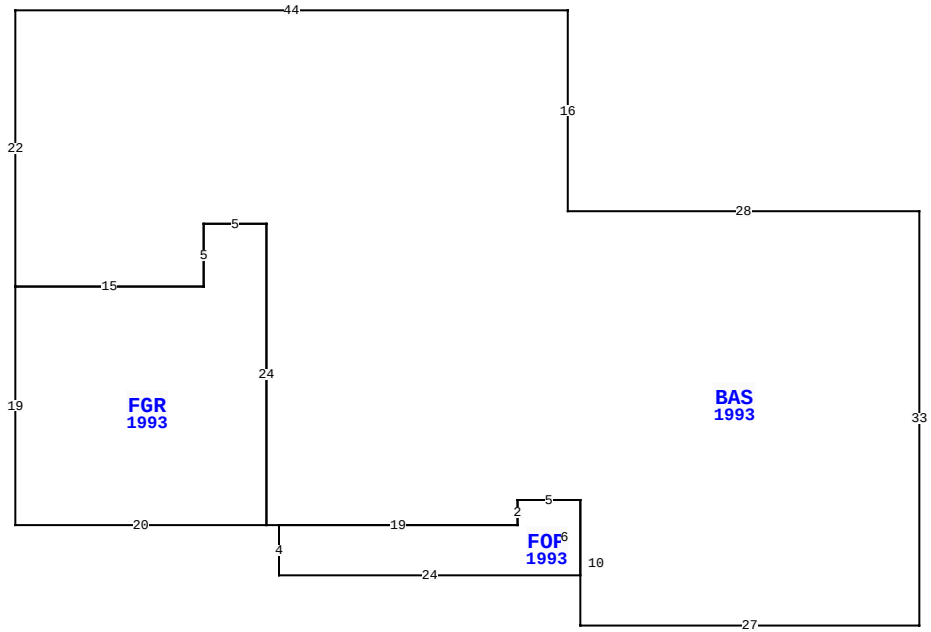
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,305	100	1993	2,305	226,035
FGR	405	55	1993	223	21,868
FOP	106	30	1993	32	3,138
TOTALS	2,816			2,560	251,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,560	121.4400	121.44	310,886	1971	2000	0	0	0	19.25	80.75

1 SINGLE FAM – 100% - 2021 Heated Area: 2305 HX Base Yr 2021



122 S 13TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		251,040
TOTAL MARKET OB/XF VALUE		11,339
TOTAL LAND VALUE - MARKET		240,800
TOTAL MARKET VALUE		503,179
SOH/AGL Deduction		165,918
ASSESSED VALUE		337,261
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		286,539
TOTAL JUST VALUE		503,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190252	INT REMODE	0	04/04/2019
20042071	REPAIR/RRF	2,000	11/03/2004
20040902	XFOB	3,000	05/17/2004
20033105	H/AC	4,000	05/15/2003
20032281	ELEC OTHER	1,000	01/06/2003
7564	REPAIR/RRF	60,000	03/05/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2250/1783	1/24/2019	WD	U	I	12	221,000
GRANTOR: GO TO CASH FUNDING LL						
GRANTEE: BOSKO KIMBERLY						
2236/0028	11/09/2018	WD	U	I	12	141,000
GRANTOR: OWENS JOHNATHAN J SR						
GRANTEE: GO TO CASH FUNDING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 N16 W44 S22 FGR=[YR=1993] S19 E20 N24 W5 S5 W15 $ E15 N5 E5 S24 E1 FOP=[YR=1993] S4 E24 N6 W5 S2 W19 $ E19 N2 E5 S10 E27 N33 $.

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	0850	PEBBLE WLK	0	100	0	0	950.00	SF	3.50	3.50	100	1986	1986	3	47	1,563	
2	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	100	1986	1986	3	47	1,466	
3	0810	CONCRETE A	0	100	0	0	706.00	SF	6.50	6.50	100	1991	1991	3	59.5	2,730	
4	0850	PEBBLE WLK	0	100	0	0	411.00	SF	3.50	3.50	100	1991	1991	3	59.5	856	
5	0476	VF 6 SBPL	0	100	0	0	242.00	LF	32.00	32.00	100	2004	2004	3	61	4,724	

LAND DESCRIPTION

TOTAL OB/XF 11,339

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	43.00	100.00	43.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	120,400							
2	000100	C	RES	100	0006	R-2	43.00	177.00	43.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	120,400							

REVIEW DATE 12/05/2019 BY DJ Total Acres: 0.00 Total Land Value: 240,800 Market: 0 Agricultural: 0 Common: 240,800 PRINTED 07/30/2025 BY SYS