BLK 243 N1/2 OF TRACT B OF
LOT 5 IN OR 2069/609
CITY OF FDNA BEACH S/D OF

PROBST MARY B
136 S 13TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1800-0243-05B1**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 07 | ASB SHNGLE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| 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 |

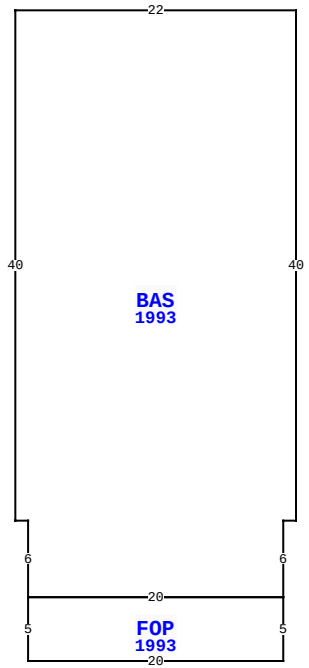
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,000 | 100 | 1993 | 1,000 | 89,463 |
| FOP | 100 | 30 | 1993 | 30 | 2,684 |
| TOTALS | 1,100 | | | 1,030 | 92,147 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,030 | 104.3280 | 104.33 | 107,460 | 1943 | 2005 | 0 | 0 | 0 | 14.25 | 85.75 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1000 HX Base Yr 2020




136 S 13TH ST, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 92,147 |
| TOTAL MARKET OB/XF VALUE | | 956 |
| TOTAL LAND VALUE - MARKET | | 120,400 |
| TOTAL MARKET VALUE | | 213,503 |
| SOH/AGL Deduction | | 81,696 |
| ASSESSED VALUE | | 131,807 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 81,085 |
| TOTAL JUST VALUE | | 213,503 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 209,677 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20090359 | WOOD FENCE | 1,600 | 03/18/2009 |
| 20090092 | PLUMBING REMODEL | 3,785 | 01/22/2009 |
| 20090087 | H/AC | 1,000 | 01/21/2009 |
| 20090088 | ELEC REMODEL | 7,000 | 01/21/2009 |
| 20090046 | TOTAL RENOVATION | 47,500 | 01/13/2009 |
| 20090004 | DEMOLISH GARAGE/S | 2,000 | 01/05/2009 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2069/0609 | 8/30/2016 | WD | Q | I | 01 | 124,500 |
| GRANTOR: LINWARD SPE II LLC | | | | | | |
| GRANTEE: PROBST MARY B | | | | | | |
| 1597/1238 | 12/16/2008 | CT | U | I | 14 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: LINWARD SPE II LLC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W22 S40 E1 S6 FOP=[YR=1993] S5 E20 N5 W20$ E20 N6 E1 N40$.

## 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 | 100 | 20 | 5 | 100.00 | SF | 6.50 | 6.50 | 100 | 1984 | 1984 | 3 | 41 | 267 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 1,060.00 | SF | 3.25 | 3.25 | 100 | 1950 | 1950 | 3 | 20 | 689 | |

## LAND DESCRIPTION

TOTAL OB/XF 956

| 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 | 74.00 | 43.00 | FF | | 1.00 | 1.00 | 1.00 | 2,800.00 | 2,800.00 | 120,400 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 120,400 Market: 0 Agricultural: 0 Common: 120,400 PRINTED 07/30/2025 BY SYS