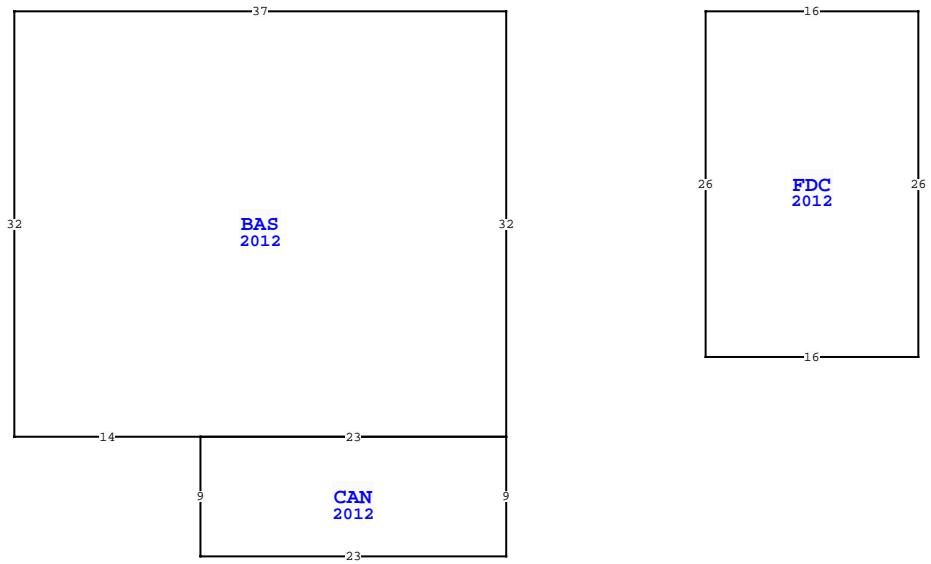




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures	2	100	
Frame	03	MASONRY	100
Story Height		10	100
RMS		4	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	8600 COUNTY		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,184	100	2012
CAN	207	30	2012
FDC	416	40	2012
TOTALS	1,807		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8901	04	1,412	96.7575	165.94	234,307	2012	2012	0	0	2.00	98.00
2 GOVT BLDG - 0% - 0 Heated Area: 1184 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			229,621
TOTAL MARKET OB/XF VALUE			15,457
TOTAL LAND VALUE - MARKET			170,200
TOTAL MARKET VALUE			415,278
SOH/AGL Deduction			213,653
ASSESSED VALUE			201,625
TOTAL EXEMPTION VALUE	03		201,625
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			415,278
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			415,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100590	DEMOLITION	2,855	04/12/2010
2562	REPAIR/RRF	1,000	06/08/1982

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/1541	8/10/2005	WD	Q	I		61,000
GRANTOR: HEARD JOHN H						
GRANTEE: BOARD OF COUNTY COM						
1227/1205	5/04/2004	WD	Q	I		32,500
GRANTOR: JOHNS BARBARA SUE						
GRANTEE: HEARD JOHN H						

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
1	0803	ASPHALT C	0	0	0	0	1,697.00	SF	2.00	2.00	100	2012	2012	3	68	2,308	
2	0811	CONCRETE B	0	0	0	0	831.00	SF	5.20	5.20	100	2012	2012	3	92	3,976	
3	0400	CONC CURB	0	0	0	0	156.00	LF	15.00	15.00	100	2012	2012	3	94	2,200	
4	0811	CONCRETE B	0	0	0	0	510.00	SF	5.20	5.20	100	2012	2012	3	92	2,440	
5	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2012	2012	3	81	4,099	
6	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2012	2012	3	81	405	
7	0646	LWN SPRK H	0	0	0	0	23.00	UT	2.00	2.00	100	2012	2012	3	64	29	

BLD DATE		12/28/2021	KK		LGL DATE	
XF DATE		12/28/2021	KK		LAND DATE	04/24/2024
INC DATE					AG DATE	

BUILDING NOTES	
102 N 13TH ST, FERNANDINA BEACH	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008600	C	COUNTY	0	0003	MU-1			6,808.00	SF		1.00	1.00	1.00	25.00	25.00	170,200							