BLK 244 TRACT D OF LOT 7 &
THE SOUTH 31 FT OF TRACT H OF
LOT 6 PT IN OR 2235/87

KAISER CHRISTOPHER E & ASHLEY
122 N 13TH TER
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0244-06H0

BUILDING CHARACTERISTICS

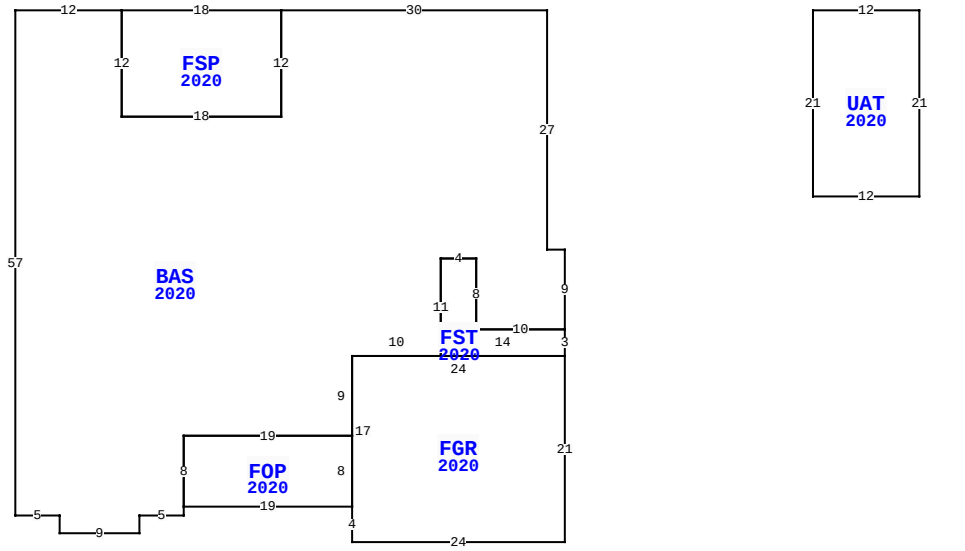
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,605	100	2020	2,605	373,265
FGR	504	55	2020	277	39,691
FOP	152	30	2020	46	6,592
FSP	216	40	2020	86	12,322
FST	74	55	2020	41	5,875
UAT	252	10	2020	25	3,582
TOTALS	3,803			3,080	441,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,080	110.2068	145.47	448,048	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2605 HX Base Yr 2021



122 N 13TH TER, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2024 TD
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		441,327
TOTAL MARKET OB/XF VALUE		40,410
TOTAL LAND VALUE - MARKET		188,700
TOTAL MARKET VALUE		670,437
SOH/AGL Deduction		195,182
ASSESSED VALUE		475,255
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		424,533
TOTAL JUST VALUE		670,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		650,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211605	ADDITION	0	09/28/2021
20200010	NEW CONSTR	0	02/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2235/0087	11/06/2018	WD	Q	V	01	79,900
GRANTOR: BEST LAURA & WILLIAM						
GRANTEE: KAISER CHRISTOPHER						
2206/1708	6/28/2018	WD	Q	I	05	220,000
GRANTOR: DWORETZKY ANNE K						
GRANTEE: BEST LAURA & WILLIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 FSP=[YR=2020] W18 S12 E18 N12 $ S12 W18 N12 W12 S57 E5 S2 E9 N2 E5 N1 FOP=[YR=2020] E19 FGR=[YR=2020] S4 E24 N21 FST=[YR=2020] N3 W10 N8 W4 S11 E14 $ W24 S17 $ N8 W19 S8 $ N8 E19 N9 E10 N11 E4 S8 E10 N9 W2 N27 $ PTR= E30 UAT=[YR=2020] E12 S21 W12 N21 $ W30$.

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	0	0	620.00	SF	6.50	6.50	100	2020	2020	3	98	3,949	
2	0911	SCRN RM A	0	100	0	0	700.00	SF	17.50	17.50	100	2022	2022	3	93	11,393	
3	0861	POOL GUNIT	0	100	0	0	256.00	SF	85.00	85.00	100	2022	2022	3	95	20,672	
4	0855	CONC PAVER	0	100	0	0	444.00	SF	10.00	10.00	100	2022	2022	3	99	4,396	

LAND DESCRIPTION

TOTAL OB/XF 40,410

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		MU-1			7,548.00	SF		1.00	1.00	1.00	25.00	25.00	188,700							

REVIEW DATE 06/15/2022 BY DJ Total Acres: 0.17 Total Land Value: 188,700 Market: 0 Agricultural: 0 Common: 188,700 PRINTED 07/30/2025 BY SYS