BLOCK 245 SUBLOT A OF 1
REPLAT OF BLOCK 245 PB 2/54
IN OR 1816/1705

ABERNETHY MARK A JR/ABERNETHY JEREMY N
94078 SUMMER TRACE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0245-01A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

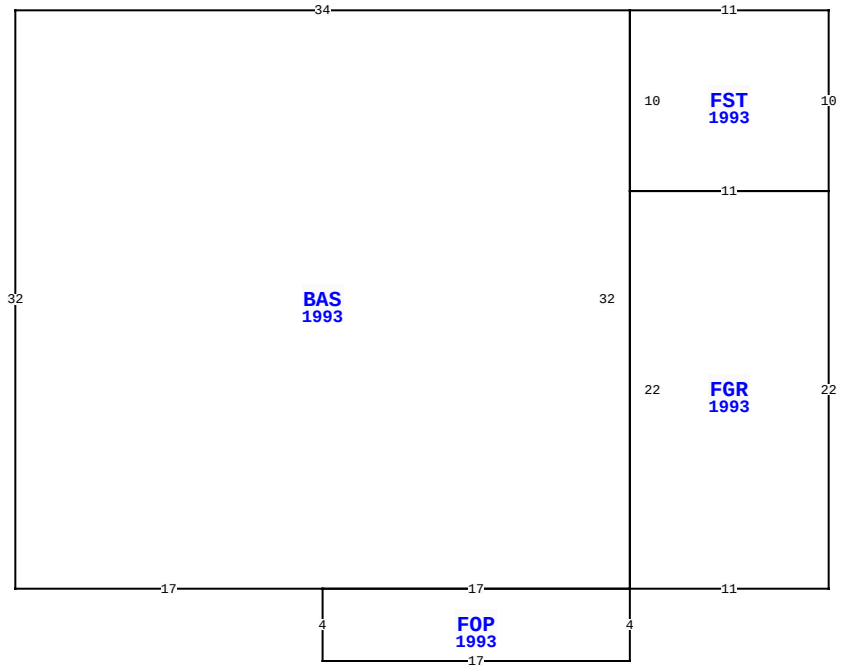
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1993	1,088	108,844
FGR	242	55	1993	133	13,305
FOP	68	30	1993	20	2,001
FST	110	55	1993	60	6,003
TOTALS	1,508			1,301	130,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,301	113.3600	113.36	147,481	1986	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 0% - 0 Heated Area: 1088 HX Base Yr



212 N 13TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	130,152
TOTAL MARKET OB/XF VALUE	11,856
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	267,008
SOH/AGL Deduction	25,225
ASSESSED VALUE	241,783
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,783
TOTAL JUST VALUE	267,008
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101684	H/AC	4,900	09/27/2010
20100807	XFOB	1,400	05/14/2010
20080640	REPAIR/RRF	6,050	04/21/2008
20034076	REMODEL	0	10/30/2003
20012730	ELEC OTHER	0	01/03/2002
2002963	ELEC OTHER	0	05/17/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1816/1705	8/24/2012	PR	U	I	19	100
GRANTOR: ABERNETHY MARK A JR P						
GRANTEE: ABERNETHY MARK A JR						
0974/1229	3/09/2001	WD	Q	I	01	100
GRANTOR: BIRD JAMES M JR						
GRANTEE: BIRD PATRICIA S						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W11 BAS=[YR=1993] W34 S32 E17 FOP=[YR=1993] S4 E17 N4 FGR=[YR=1993] E11 N22 W11 S22$ W17$ E17 N32 $ S10 E11 N10$.

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	0	20	11	220.00	SF	6.50	6.50	100	1986	1986	3	47	672	
2	0510	GARAGE WD-	0	0	15	27	405.00	SF	35.00	35.00	100	1995	1995	3	20	2,835	
3	0810	CONCRETE A	0	0	0	0	433.00	SF	6.50	6.50	100	1995	1995	3	68	1,914	
4	0858	SCULP CONC	0	0	0	0	550.00	SF	13.00	13.00	100	1995	1995	3	90	6,435	

LAND DESCRIPTION

TOTAL OB/XF 11,856

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	0	0007	R-2	86.00	100.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS