BLK 245 SUB LOTS A & B
OF LOT 2
FERNANDINA DOCK & REALTY CO

STARR NANCY A
97098 PIRATES POINT ROAD
YULEE, FL 32097

2025

00-00-31-1800-0245-02A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

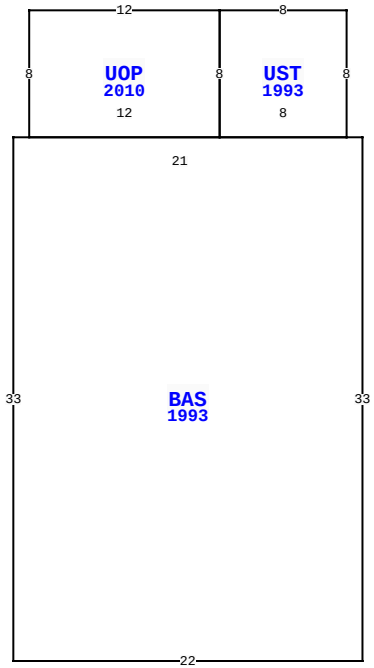
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 50
Exterior Wall	04	SINGLE SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	726	100	1993	726	33,451
UOP	96	20	2010	19	875
UST	64	45	1993	29	1,336
TOTALS	886			774	35,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	774	71.5825	71.58	55,403	1948	1980	0	0	0	35.63	64.37

1 SINGLE FAM – 0% - 2023 Heated Area: 726 HX Base Yr



225 N 13TH TER, 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	35,663
TOTAL MARKET OB/XF VALUE	5,910
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	166,573
SOH/AGL Deduction	0
ASSESSED VALUE	166,573
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,573
TOTAL JUST VALUE	166,573
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6827	REPAIR/RRF	700	12/06/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2590/1502	9/12/2022	WD	U	I	37	80,000
GRANTOR: TODD ERIC						
GRANTEE: STARR NANCY A						
2195/0159	5/01/2018	FJ	U	I	11	100
GRANTOR: BOUNDS JUDY ANN ESTAT						
GRANTEE: TODD ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UST=[YR=1993] N8W8 UOP=[YR=2010] W12S8
E12N8$ S8E8$ W21 S33E22N33$.

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	12	20	240.00	SF	6.50	6.50	100	1974	1974	3	24	374	
2	0511	GARAGE CB-	0	0	32	16	512.00	SF	40.00	40.00	100	1966	1966	3	20	4,096	
3	0681	POLE SHED	0	0	32	11	352.00	SF	15.00	15.00	100	1970	1970	3	20	1,056	
4	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1993	1993	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 5,910

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	0.00	0.00	2.00	LT		1.00	1.00	0.50	125,000.00	62,500.00	125,000							

REVIEW DATE 12/02/2019 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS