BLOCK 245 SUB LOTS A,B,C OF LOT
REPLAT OF BLOCK 245 PB 2/54
FERNANDINA DOCK & REALTY CO

MILLER MARK D & PAMELA T
303 N 13TH TER
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0245-03A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

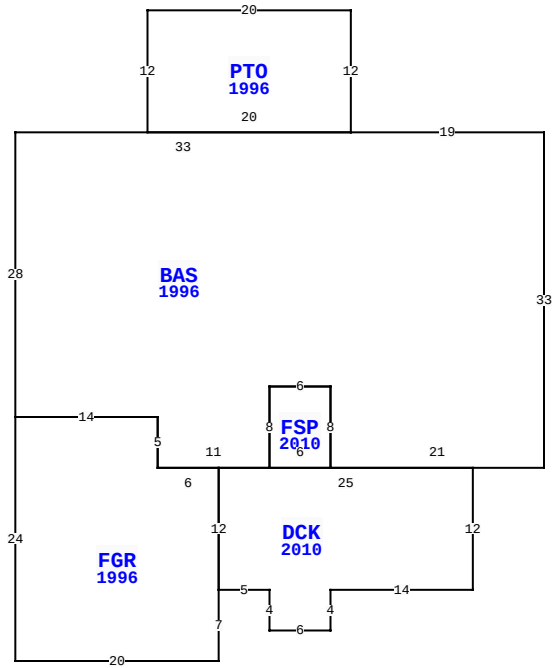
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,598	100	1996	1,598	148,578
DCK	324	10	2010	32	2,976
FGR	450	55	1996	248	23,058
FSP	48	40	2010	19	1,766
PTO	240	5	1996	12	1,116
TOTALS	2,660			1,909	177,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,909	107.8000	107.80	205,790	1996	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2020 Heated Area: 1598 HX Base Yr 2020



303 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		177,494
TOTAL MARKET OB/XF VALUE		4,668
TOTAL LAND VALUE - MARKET		218,750
TOTAL MARKET VALUE		400,912
SOH/AGL Deduction		67,892
ASSESSED VALUE		333,020
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		282,298
TOTAL JUST VALUE		400,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
959344	NEW CONSTR	86,588	10/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1209/1337	2/23/2004	WD	Q	V		52,000
GRANTOR: KRESTAN SUZANNE						
GRANTEE: MILLER MARK D & PAM						
0846/1880	8/31/1998	WD	Q	V	06	100
GRANTOR: RYALS DANIEL O & PAT						
GRANTEE: MILLER MARK D & PAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W19 PTO=[YR=1996] N12 W20 S12 E20 $ W33 S28 FGR=[YR=1996] S24 E20 N7 DCK=[YR=2010] E5S4E6N4E14N12 W25 S12$ N12 W6 N5 W14 $ E14 S5 E11FSP=[YR=2010] E6 N8 W6 S8 $ N8 E6 S8E21 N33 $.

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	747.00	SF	6.50	6.50	100	1996	1996	3	70	3,399	
2	0801	ASPHALT A	0	100	94	10	940.00	SF	2.70	2.70	100	1997	1997	3	50	1,269	

LAND DESCRIPTION

TOTAL OB/XF 4,668

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	0007	R-2	86.00	200.00	1.00	LT		1.00	1.00	0.75	175,000.00	131,250.00	131,250							
2	000100	C	RES	100	0007	R-2	86.00	100.00	1.00	LT		1.00	1.00	0.50	175,000.00	87,500.00	87,500							

REVIEW DATE 07/24/2023 BY TWA Total Acres: 0.00 Total Land Value: 218,750 Market: 0 Agricultural: 0 Common: 218,750 PRINTED 07/30/2025 BY SYS