BLOCK 254 S75 FT OF N150 FT
OF W100 FT OF E130 FT OF LOT 3
IN OR 2360/527

BOISSONNEAULT WENDY
1013 CALLE CORTA
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0254-0033

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		3 100
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	03	Quality Level 03

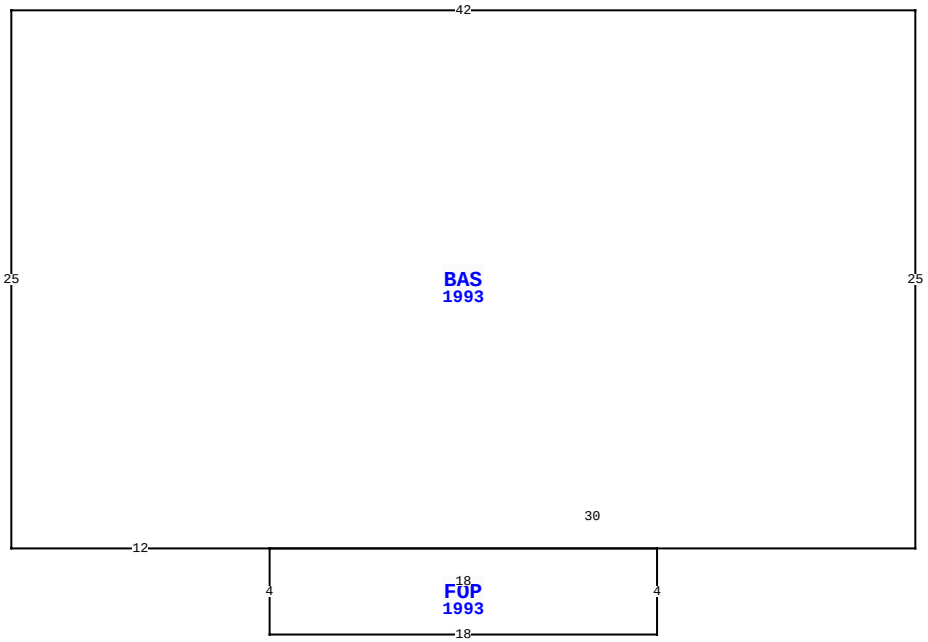
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1993	1,050	95,267
FOP	72	30	1993	22	1,996
TOTALS	1,122			1,072	97,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,072	112.3600	112.36	120,450	1976	1976	0	0	0	19.25	80.75

1 SINGLE FAM – 100% - 1993 Heated Area: 1050 HX Base Yr 1993



1013 CALLE CORTA, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		97,263
TOTAL MARKET OB/XF VALUE		625
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		277,888
SOH/AGL Deduction		203,156
ASSESSED VALUE		74,732
TOTAL EXEMPTION VALUE	HX HB WX	54,732
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		277,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2360/0527	5/06/2020	QC	U	I	11	100
GRANTOR: BOISSONNEAULT NORMAN						
GRANTEE: BOISSONNEAULT NORMA						
0670/1048	11/18/1992	WD	Q	I		45,500
GRANTOR: LAST MARY & JAMES						
GRANTEE: BOISSONNEAULT NORMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S25 E12 FOP=[YR=1993] S4 E18 N4W18$ E30 N25$.

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	280.00	SF	6.50	6.50	100	1980	1980	3	30	546	
2	0819	CONC 12"	0	100	8	4	32.00	SF	9.50	9.50	100	1976	1976	3	26	79	

LAND DESCRIPTION

TOTAL OB/XF 625

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	0006	R-1	75.00	100.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS