BLOCK 213 LOT 3
SUB PT LOTS 3 & 8 BLOCK 213
CITY OF FDNA BEACH REPLAT

WALDSCHMITT CRAIG M
902 S 11TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-R213-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

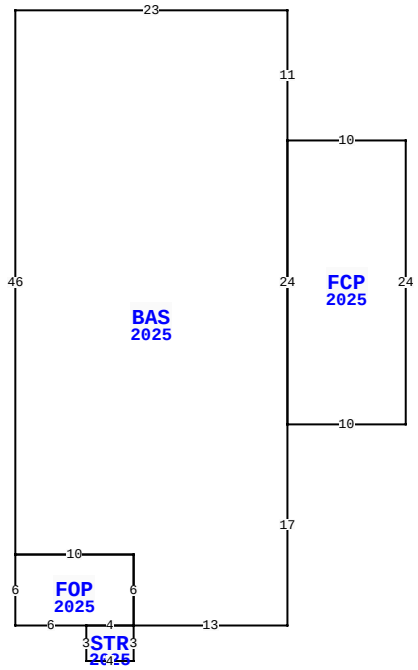
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100	2025	1,136	234,266
FCP	240	25	2025	60	12,373
FOP	60	30	2025	18	3,712
STR	12	10	2025	1	206
TOTALS	1,448			1,215	250,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	12	1,215	229.1296	206.22	250,557	2024	2024	0	0	0	0.00	100.00

1 SFR MODULR – 0% - 2025 Heated Area: 1136 HX Base Yr



902 S 11TH ST, FERNANDINA BEACH

BLD DATE	11/15/2021 KK	LGL DATE	05/07/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	250,557
TOTAL MARKET OB/XF VALUE	4,492
TOTAL LAND VALUE - MARKET	153,900
TOTAL MARKET VALUE	408,949
SOH/AGL Deduction	0
ASSESSED VALUE	408,949
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	408,949
TOTAL JUST VALUE	408,949
NCON VALUE	246,984
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0	MODULAR- OFF FRAM	191,874	08/09/2024
20210251	REMOVING REGULATO	0	01/08/2021
2024-0422			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2799/43	7/07/2025	WD	Q	I	01	399,000
GRANTOR: KILIMANJARO HOMES LLC						
GRANTEE: WALDSCHMITT CRAIG M						
2718/1946	6/14/2024	WD	U	I	17	140,000
GRANTOR: COALITION OF THE HOME						
GRANTEE: KILIMANJARO HOMES L						

BUILDING NOTES

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
6	0810	CONCRETE A	0	0	0	0	691.00	SF	6.50	6.50	100	2025	2024		100	4,492	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-30,0] W23 S46 E10 S6 E13 N17 N24 N11 $
FCP=[YR=2025;ORIG=-30,11] E10 S24 W10 N24 $
FOP=[YR=2025;ORIG=-53,46] E10 S6 W4 W6 N6 $
STR=[YR=2025;ORIG=-47,52] E4 S3 W4 N3 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,492

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		R-2	57.00	100.00	57.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	153,900							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.13 Total Land Value: 153,900 Market: 0 Agricultural: 0 Common: 153,900 PRINTED 07/30/2025 BY SYS