LOT 6
FOREST HILLS # 1 PB 2/76

STEINLIN MATHIAS
413 STANLEY DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-128A-0006-0000

BUILDING CHARACTERISTICS

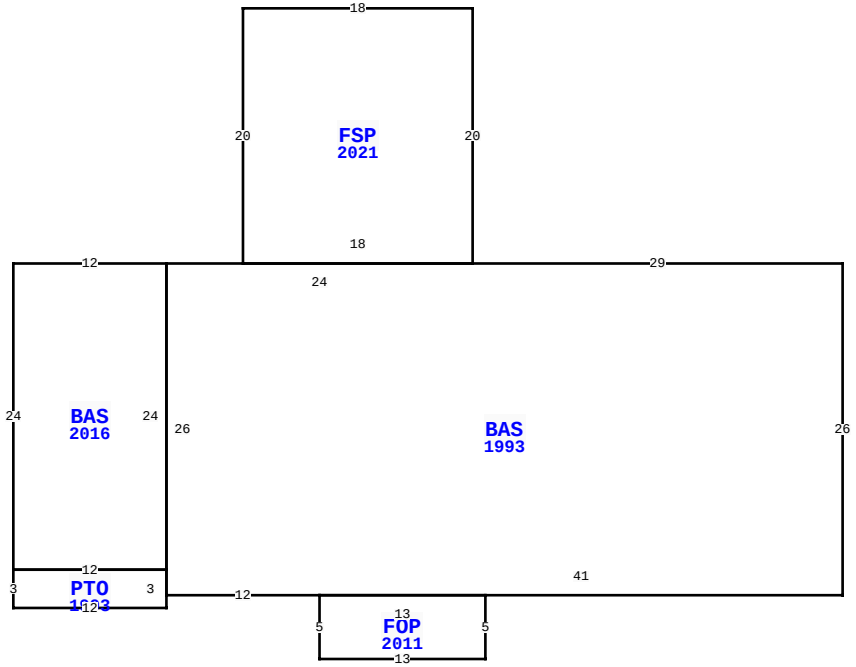
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 80
Interior Wall	05	DRYWALL 20
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,378	100	1993	1,378	172,822
BAS	288	100	2016	288	36,120
FOP	65	30	2011	20	2,508
FSP	360	40	2021	144	18,059
PTO	36	5	1993	2	251
TOTALS	2,127			1,832	229,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,832	132.7100	139.35	255,289	1955	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2014 Heated Area: 1666 HX Base Yr 2014



413 STANLEY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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
2	1242	WD DECK A	0	100	16	20	320.00	SF	10.00	10.00	100	2013	2013	3	50	1,600	
3	1242	WD DECK A	0	100	20	16	320.00	SF	10.00	10.00	100	2013	2013	3	50	1,600	
4	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	2021	2021	3	86	6,440	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		243,365
TOTAL MARKET OB/XF VALUE		9,640
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		508,005
SOH/AGL Deduction		272,252
ASSESSED VALUE		235,753
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		184,342
TOTAL JUST VALUE		508,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211251	GARAGE	0	05/14/2021
20111419	REMODEL	8,000	08/18/2011
20111420	REPAIR/RRF	2,500	08/18/2011
20053010	DEMOLITION	0	11/15/2005
6490	REPAIR/RRF	500	04/27/1991
3553	REPAIR/RRF	1,990	01/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
202645015563	5/21/2026	WD	Q	I	01	685,000
GRANTOR: JAMIESON STEPHANIE NI						
GRANTEE: STEINLIN MATHIAS						
1859/0476	5/31/2013	WD	Q	I	02	165,500
GRANTOR: COKER DAVID K						
GRANTEE: JAMIESON STEPHANIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29FSP=[YR=2021] N20 W18 S20 E18
$W24BAS=[YR=2016] W12 S24 PTO=[YR=1993] S3E12N3W12$ E12N24$
S26E12 FOP=[YR=2011] S5E13N5W13$ E41 N26$.

LAND DESCRIPTION

TOTAL OB/XF 9,640

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	100.00	198.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS

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FOREST HILLS # 1 PB 2/76

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2026

00-00-31-128A-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

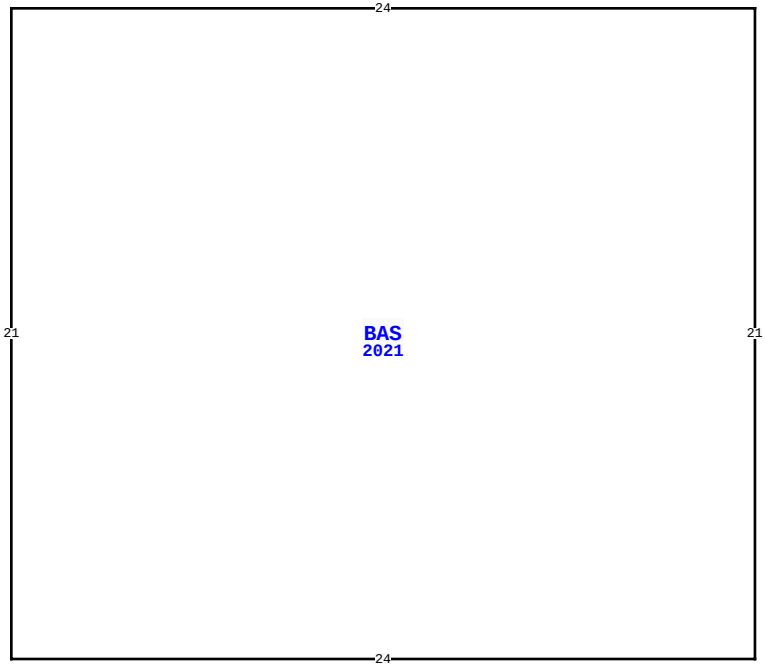
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	2021	504	13,605
TOTALS	504			504	13,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	504	72.1050	28.12	14,172	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2014 Heated Area: 504 HX Base Yr 2014



413 STANLEY DR, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

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GRANTOR: COKER DAVID K						
GRANTEE: JAMIESON STEPHANIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S21 E24 N21 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS