LOTS K L M & N
IN OR 1706/1525 & OR 1704/407
ESMT PT OR 1683/1244

HEARD LEASING LLC
PO BOX 693
FERNANDINA BEACH, FL 32035-0693

2026

00-00-31-1320-000K-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

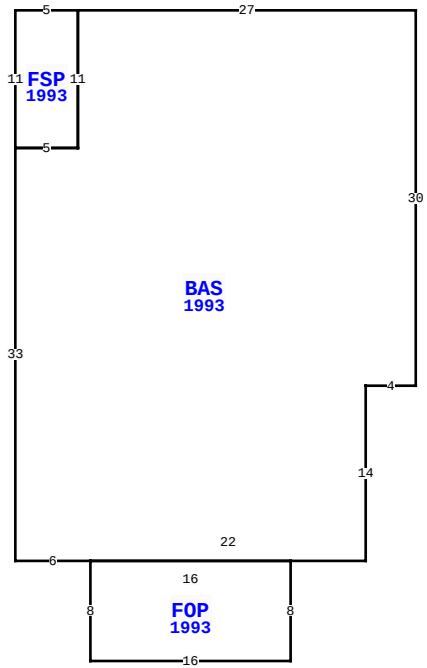
DOR CODE 7600 MORTUARY/CEMETERY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,297	100	1993	1,297	27,476
FOP	128	30	1993	38	805
FSP	55	40	1993	22	466
TOTALS	1,480			1,357	28,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,357	100.8800	105.92	143,733	1930	1965	0	0	50	50.00	20.00

1 SINGLE FAM 0% - 0 Heated Area: 1297 HX Base Yr



24 N 13TH ST, FERNANDINA BEACH

BLD DATE	05/17/2024 REA	LGL DATE	
XF DATE		LAND DATE	05/06/2026 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	300
TOTAL MARKET OB/XF VALUE	804
TOTAL LAND VALUE - MARKET	1,164,450
TOTAL MARKET VALUE	1,165,554
SOH/AGL Deduction	666,003
ASSESSED VALUE	499,551
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	499,551
TOTAL JUST VALUE	1,165,554
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	832,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122345	REPAIR/RRF	2,000	11/20/2012
20111386	H/AC	2,500	08/16/2011
20111338	REPAIR/RRF	1,400	08/10/2011
20110982	HOUSEMVING	1,000	06/16/2011
20110777	REMODEL	58,000	05/19/2011
972120	REPAIR/RRF	1,800	10/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2457/0275	4/26/2021	WD	U	I	11	100
GRANTOR: NASSAU COUNTY						
GRANTEE: HEARD JOHN H						
1706/1525	10/20/2010	WD	U	I	37	95,000
GRANTOR: DAUGHERTY PHILLIP L						
GRANTEE: HEARD LEASING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 FSP=[YR=1993] W5 S11 E5 N11 $ S11 W5 S33 E6
FOP=[YR=1993] S8 E16 N8 W16 $ E22 N14 E4 N30 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	1	1930	1930	3	1	35	
2	0511	GARAGE CB-	0	0	36	24	864.00	SF	40.00	40.00	1	1979	1979	3	1	346	
3	0510	GARAGE WD-	0	0	19	24	456.00	SF	35.00	35.00	1	2002	2002	3	1	160	
4	0810	CONCRETE A	0	0	22	8	176.00	SF	6.50	6.50	1	2011	2011	3	1	11	
5	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	1	1979	1979	3	1	4	
6	0443	STK FNC 6'	0	0	0	0	24.00	LF	10.00	10.00	1	2000	2000	3	1	2	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	1	2000	2000	3	1	6	
8	0810	CONCRETE A	0	0	6	8	48.00	SF	6.50	6.50	1	2000	2000	3	1	3	
9	0803	ASPHALT C	0	0	78	22	1,716.00	SF	2.00	2.00	1	2011	2011	3	1	34	
10	0803	ASPHALT C	0	0	0	0	1,278.00	SF	2.00	2.00	1	2011	2011	3	1	26	

TOTAL OB/XF 627

LAND DESCRIPTION

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	007600	C	MORTUARY	0	0006	MU-1			33,270.00	SF		1.00	1.00	1.00	35.00	35.00	1,164,450							

REVIEW DATE 11/21/2024 BY KWA Total Acres: 0.76 Total Land Value: 1,164,450 Market: 0 Agricultural: 0 Common: 1,164,450 PRINTED 07/09/2026 BY SYS

LOTS K L M & N
IN OR 1706/1525 & OR 1704/407
ESMT PT OR 1683/1244

HEARD LEASING LLC
PO BOX 693
FERNANDINA BEACH, FL 32035-0693

2026

00-00-31-1320-000K-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

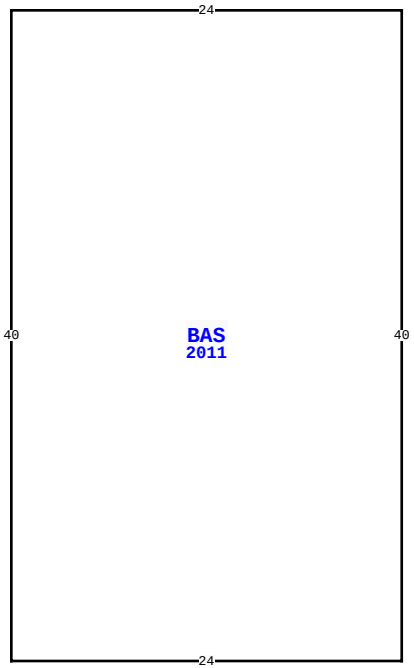
DOR CODE	7600	MORTUARY/CEMETERY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2011	960	15,900
TOTALS	960			960	15,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
7601	04	960	65.3310	82.81	79,498	2011	2011	0	0	85	7.00	20.00

2 MORTUARY 0% - 0 Heated Area: 960 HX Base Yr



24 N 13TH ST, FERNANDINA BEACH

BLD DATE	05/17/2024	REA	LGL DATE		
XF DATE			LAND DATE	05/06/2026	TD
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 2 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	300
TOTAL MARKET OB/XF VALUE	804
TOTAL LAND VALUE - MARKET	1,164,450
TOTAL MARKET VALUE	1,165,554
SOH/AGL Deduction	666,003
ASSESSED VALUE	499,551
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	499,551
TOTAL JUST VALUE	1,165,554
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	832,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2457/0275	4/26/2021	WD	U	I	11	100
GRANTOR: NASSAU COUNTY						
GRANTEE: HEARD JOHN H						
1706/1525	10/20/2010	WD	U	I	37	95,000
GRANTOR: DAUGHERTY PHILLIP L						
GRANTEE: HEARD LEASING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W24 S40 E24 N40$.

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
11	0400	CONC CURB	0	0	0	0	245.00	LF	15.00	15.00	1	2011	2011	3	1	37	
12	0810	CONCRETE A	0	0	0	0	207.00	SF	6.50	6.50	1	2011	2011	3	1	13	
13	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	1	2011	2011	3	1	2	
14	0402	CONC BUMPE	0	0	0	0	16.00	UT	25.00	25.00	1	2008	2008	3	1	4	
15	0802	ASPHALT B	0	0	0	0	592.00	SF	2.40	2.40	1	2011	2011	3	1	14	
16	0810	CONCRETE A	0	0	16	8	128.00	SF	6.50	6.50	1	2011	2011	3	1	8	
17	0443	STK FNC 6'	0	0	0	0	23.00	LF	10.00	10.00	1	2008	2008	3	1	2	
18	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	1	2008	2008	3	1	3	
19	0443	STK FNC 6'	0	0	0	0	35.00	LF	10.00	10.00	1	2008	2008	3	1	4	
20	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	1	2008	2008	3	1	3	

TOTAL OB/XF 90

LAND DESCRIPTION

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 11/21/2024 BY KWA Total Acres: 0.76 Total Land Value: 1,164,450 Market: 0 Agricultural: 0 Common: 1,164,450 PRINTED 07/09/2026 BY SYS

LOTS K L M & N
IN OR 1706/1525 & OR 1704/407
ESMT PT OR 1683/1244

HEARD LEASING LLC
PO BOX 693
FERNANDINA BEACH, FL 32035-0693

2026

00-00-31-1320-000K-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

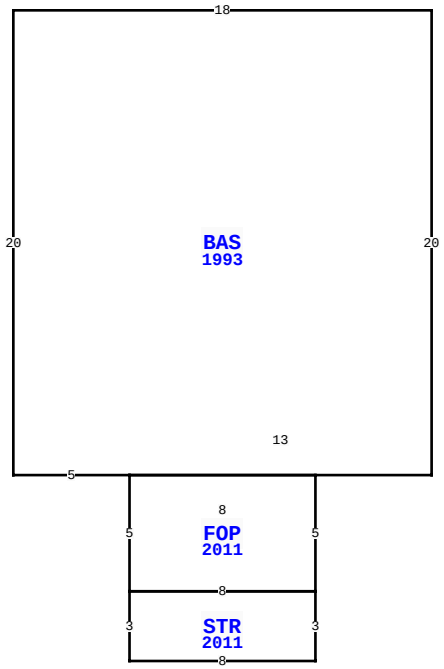
DOR CODE	7600	MORTUARY/CEMETERY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	1993	360	4,824
FOP	40	30	2011	12	161
STR	24	10	2011	2	27
TOTALS	424			374	5,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1701	04	374	89.7750	133.99	50,112	1935	1985	0	0	40	59.00	10.00

3 OFFICE 0% - 0 Heated Area: 360 HX Base Yr



24 N 13TH ST, FERNANDINA BEACH

BLD DATE	05/17/2024 REA	LGL DATE	
XF DATE		LAND DATE	05/06/2026 TD
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	300
TOTAL MARKET OB/XF VALUE	804
TOTAL LAND VALUE - MARKET	1,164,450
TOTAL MARKET VALUE	1,165,554
SOH/AGL Deduction	666,003
ASSESSED VALUE	499,551
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	499,551
TOTAL JUST VALUE	1,165,554
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	832,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2457/0275	4/26/2021	WD	U	I	11	100
GRANTOR: NASSAU COUNTY						
GRANTEE: HEARD JOHN H						
1706/1525	10/20/2010	WD	U	I	37	95,000
GRANTOR: DAUGHERTY PHILLIP L						
GRANTEE: HEARD LEASING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S20 E5 FOP=[YR=2011] S5 STR=[YR=2011] S3 E8 N3 W8$ E8 N5 W8$ E13 N20$.

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
21	0810	CONCRETE A	0	0	20	6	120.00	SF	6.50	6.50	1	2008	2008	3	1	8	
22	0097	AWNING CN	0	0	0	0	3.00	SF	65.00	65.00	1	2011	2011	3	1	2	
23	0473	VF 3 RAIL	0	0	0	0	238.00	LF	7.50	7.50	1	2009	2009	3	1	18	
24	1128	BRICK 12"	0	0	0	0	8.00	SF	14.00	14.00	1	2009	2009	3	1	1	
25	0810	CONCRETE A	0	0	14	16	224.00	SF	6.50	6.50	1	1990	1990	3	1	15	
26	1242	WD DECK A	0	0	16	7	112.00	SF	10.00	10.00	1	1990	1990	3	1	11	
27	0479	VF PICKET	0	0	0	0	98.00	LF	5.00	5.00	1	1990	1990	3	1	5	
28	1242	WD DECK A	0	0	7	4	28.00	SF	10.00	10.00	1	2011	2011	3	1	3	
29	0351	CARPORT MT	0	0	20	12	240.00	SF	10.00	10.00	1	2013	2013	3	1	24	

LAND DESCRIPTION

TOTAL OB/XF 87

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 11/21/2024 BY KWA Total Acres: 0.76 Total Land Value: 1,164,450 Market: 0 Agricultural: 0 Common: 1,164,450 PRINTED 07/09/2026 BY SYS