LOT 1
IN OR 1665/1797
SHADY WOOD PB 5/277

CLINCH CHARLETTIA L
310 S 13TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1688-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

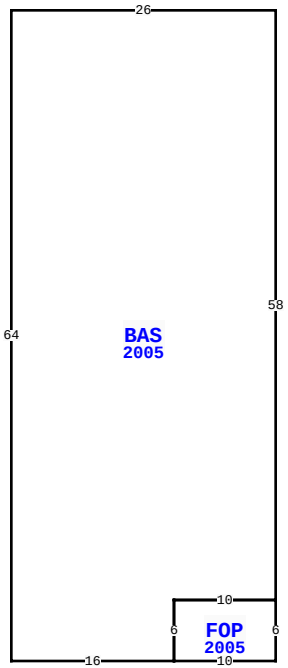
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	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	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100	2005	1,604	167,445
FOP	60	30	2005	18	1,879
TOTALS	1,664			1,622	169,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,622	110.1600	115.67	187,617	2005	2005	0	0	0	9.75	90.25

1 SINGLE FAM 100% - 2011 Heated Area: 1604 HX Base Yr 2011



310 S 13TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		169,324
TOTAL MARKET OB/XF VALUE		7,560
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		311,884
SOH/AGL Deduction		199,717
ASSESSED VALUE		112,167
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,756
TOTAL JUST VALUE		311,884
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061926	XFOB	7,188	08/17/2006
20060544	XFOB	2,000	03/16/2006
20053098	DEMOLITION	0	12/01/2005
20051858	H/AC	4,000	05/27/2005
20051411	NEW CONSTR	3,000	03/17/2005
20042465	ELEC OTHER	3,000	01/05/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1665/1797	3/04/2010	WD	U	I	17	155,000
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: CLINCH CHARLETTIA L						
1643/1305	10/13/2009	WD	U	I	11	100
GRANTOR: DRAKUS HEIDE J & JAME						
GRANTEE: NASSAAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 S64 E16 FOP=[YR=2005] E10 N6 W10 S6 $ N6 E10 N58 $.

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	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2006	2006	3	36	7,560	

LAND DESCRIPTION

TOTAL OB/XF 7,560

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-2	50.00	230.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS