LOT 3
IN OR 615/150
SHADY WOOD PB 5/277

AUTRY MARIE E
P O BOX 622
FERNANDINA BEACH, FL 32035-0622

2026

00-00-31-1688-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

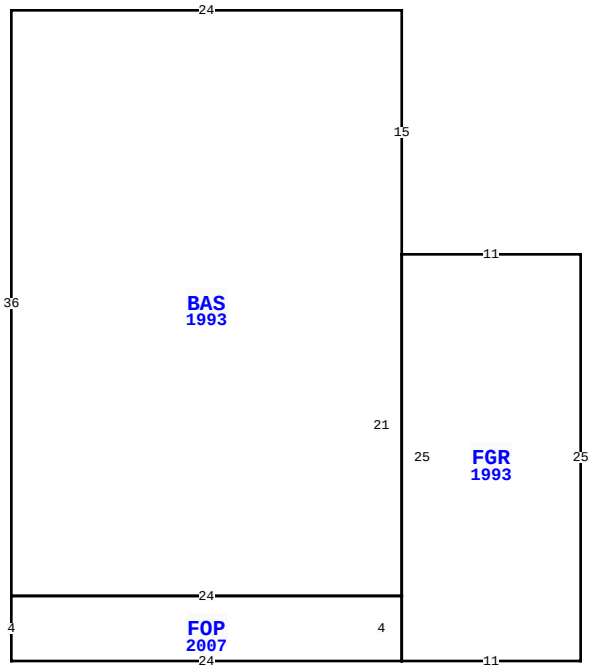
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	864	100	1993	864	82,047
FGR	275	55	1993	151	14,340
FOP	96	30	2007	29	2,754
TOTALS	1,235			1,044	99,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,044	106.3962	111.72	116,636	1990	1995	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 0 Heated Area: 864 HX Base Yr



BLD DATE	04/01/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

318 S 13TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		99,141
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		234,141
SOH/AGL Deduction		163,316
ASSESSED VALUE		70,825
TOTAL EXEMPTION VALUE	HX HB	45,825
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		234,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080631	H/AC	3,000	04/16/2008
20040587	REMODEL	2,000	03/25/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0615/0150	12/21/1990	WD	Q	I		45,000
GRANTOR: TIDEWATER DEVELOP						
GRANTEE: AUTRY MARIE E						
0607/0771	9/14/1990	WD	Q	V		10,300
GRANTOR: BURNS PAUL C						
GRANTEE: TIDEWATER DEVELOP						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W11 BAS=[YR=1993] N15 W24 S36 FOP=[YR=2007] S4 E24 N4 W24 $ E24 N21 $ S25 E11 N25 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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