

BLOCK 233 S-2 OF LOT 9
E 100 FT OF N 1/2 OF LOT 9
IN OR 879/801

ROBERTS EVA
817 S 13TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0233-0092



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	26	AL SIDING 70			
Exterior Wall	19	COMMON BRK 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	08	SHT VINYL 50			
Interior Floor	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			
BUD8 Adjustme	02	DIST FB 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	1,000	100	1993	1,000	90,503
FGR	300	55	1993	165	14,933
FOP	20	30	1993	6	543
UST	272	45	2008	122	11,042
TOTALS	1,592			1,293	117,020

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,293	115.6948	121.48	157,074	1973	1980	0	0	0	25.50	74.50

1 SINGLE FAM

100% - 1984

Heated Area: 1000

HX Base Yr 1984

UST
2008

BAS
1993

FGR
1993

FOP
1993

BLD DATE

04/01/2014

KK

LGL DATE

05/07/2025

MLU

XF DATE

INC DATE

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				117,020			
TOTAL MARKET OB/XF VALUE				504			
TOTAL LAND VALUE - MARKET				232,200			
TOTAL MARKET VALUE				349,724			
SOH/AGL Deduction				282,036			
ASSESSED VALUE				67,688			
TOTAL EXEMPTION VALUE				HX HB		42,688	
BASE TAXABLE VALUE				25,000			
TOTAL JUST VALUE				349,724			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				345,867			

EXTRA FEATURES										817 S 13TH ST, FERNANDINA BEACH				INC DATE		AG DATE		TOTALS	
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		
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2005	2005	3	21	504			