BLOCK 241 LOTS 85 & 86
IN OR 1307/1321
CITY OF FDNA BEACH

ROBERTS DON L & ELAINE M
512 S 13TH TE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0241-0850

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

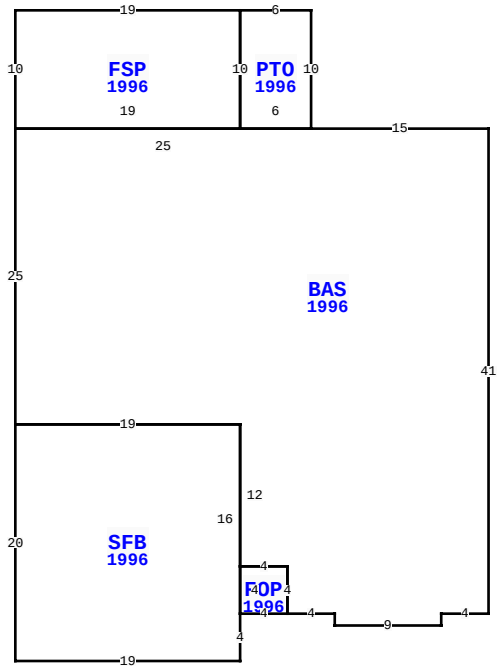
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,329	100	1996	1,329	130,740
FOP	16	30	1996	5	492
FSP	190	40	1996	76	7,476
PTO	60	5	1996	3	295
SFB	380	80	1996	304	29,906
TOTALS	1,975			1,717	168,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,717	108.0000	113.40	194,708	1996	1998	0	0	0	13.25	86.75

1 SINGLE FAM 100% - 2006 Heated Area: 1633 HX Base Yr 2006



512 S 13TH TER, 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		168,909
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		306,569
SOH/AGL Deduction		186,490
ASSESSED VALUE		120,079
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		68,668
TOTAL JUST VALUE		306,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183168	EXTENDSCRM	12,558	09/01/2018
B969915	NEW CONSTR	69,700	07/10/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/1321	4/07/2005	WD	Q	I		165,000
GRANTOR: CROWLEY JOHN SR						
GRANTEE: ROBERTS DON L & ELA						
1300/0411	3/07/2005	CT	U	I	14	119,100
GRANTOR: BEECHER SHEILA H						
GRANTEE: CROWLEY JOHN SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W15 PTO=[YR=1996] N10 W6 FSP=[YR=1996] W19 S10 E19 N10 $ S10 E6 $ W25 S25 SFB=[YR=1996] S20 E19 N4 FOP=[YR=1996] E4 N4 W4 S4 $ N16 W19 $ E19 S12 E4 S4 E4 S1 E9 N1 E4 N41 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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	100.00	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