BLOCK 241 LOT 87
IN OR 1746/643
CITY OF FDNA BEACH

WRIGHT AMANDA
514 S 13TH TER
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0241-0870

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	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

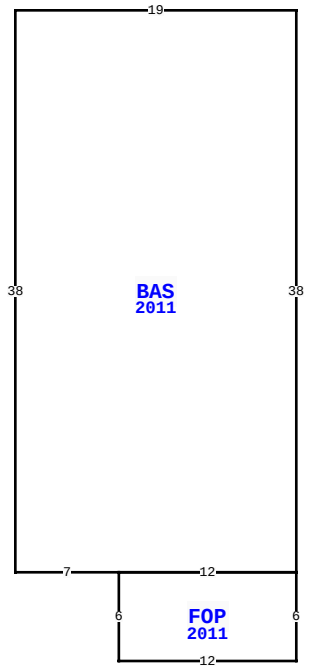
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	722	100	2011	722	80,738
FOP	72	30	2011	22	2,460
TOTALS	794			744	83,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	744	113.9050	119.60	88,982	2011	2011	0	0	0	6.50	93.50

1 SINGLE FAM 100% - 2012 Heated Area: 722 HX Base Yr 2012



514 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		83,198
TOTAL MARKET OB/XF VALUE		960
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		151,658
SOH/AGL Deduction		99,715
ASSESSED VALUE		51,943
TOTAL EXEMPTION VALUE	HX HB	26,943
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		151,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110011	NEW CONSTR	70,867	01/04/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1746/0643	6/13/2011	WD	U	I	17	61,200
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: WRIGHT AMANDA						
1198/1930	12/31/2003	WD	Q	V		100,000
GRANTOR: KUITEMS CONSTANCE						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W19 S38 E7 FOP=[YR=2011] S6 E12N6W12$ E12N38$.

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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2011	2011	3	40	960	

LAND DESCRIPTION

TOTAL OB/XF 960

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	25.00	100.00	25.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	67,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/09/2026 BY SYS