

BLOCK 241 LOT 91
IN OR 2009/441
CITY OF FDNA BEACH

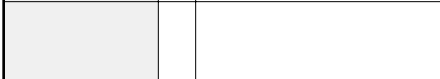
ROBINSON TERESA
522 S 13TH TERR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0241-0910



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	703	100	2010	703		78,193				
FSP	72	40	2010	29		3,225				
TOTALS	775			732		81,419				

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
1	0940	SHEDS/PORT	0	100	8	10			80.00	SF	30.00			35

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	100	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	732	113.9050	119.60	87,547	2010	2010	0	0	0	7.00	93.00		
1 SINGLE FAM 100% - 2016 Heated Area: 703 HX Base Yr 2016														
522 S 13TH TER, FERNANDINA BEACH														
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2025 MLU														

TOTAL OB/XF														
840														

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840														

Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		81,419	
TOTAL MARKET OB/XF VALUE		840	
TOTAL LAND VALUE - MARKET		67,500	
TOTAL MARKET VALUE		149,759	
SOH/AGL Deduction		83,020	
ASSESSED VALUE		66,739	
TOTAL EXEMPTION VALUE		41,739	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		149,759	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		146,416	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091743	NEW CONSTR	69,463	12/22/2009
2009175	NEW CONSTR	69,463	12/22/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2009/0441	10/14/2015	SW	U	I	17	65,300	
GRANTOR: NASSAU HABITAT FOR HU							
GRANTEE: ROBINSON TERESA							
2009/0424	10/14/2015	QC	U	I	11	100	
GRANTOR: PROCACCI REAL ESTATE							
GRANTEE: NASSAU HABITAT FOR							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2010] W19 S37E7 FSP=[YR=2010] S6 E12N6W12\$ E12N37\$.														