BLOCK 241 LOTS 95 & 96
CITY OF FDNA BEACH

KING JEFFREY & TAMMY
PO BOX 24783
NASHVILLE, TN 37202

2026

00-00-31-1800-0241-0950

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

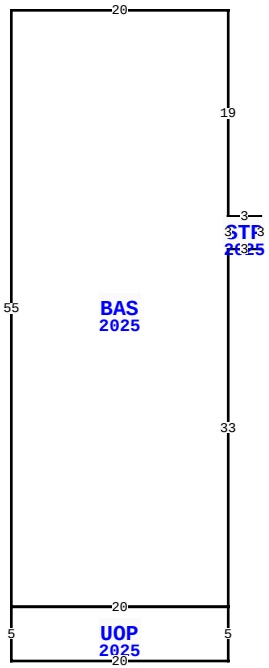
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	2025	1,100	186,384
STP	9	10	2025	1	169
UOP	100	20	2025	20	3,389
TOTALS	1,209			1,121	189,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,121	121.9000	169.44	189,942	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2025 Heated Area: 1100 HX Base Yr



532 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	189,942
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	324,942
SOH/AGL Deduction	0
ASSESSED VALUE	324,942
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,942
TOTAL JUST VALUE	324,942
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230518			06/25/2024
2023-0518	SFR 1127HTD	200,000	10/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2612/1450	1/03/2023	WD	Q	V	02	165,000
GRANTOR: HARDY MERRITT S						
GRANTEE: KING JEFFREY & TAMM						
0884/0646	5/24/1999	WD	Q	V		12,900
GRANTOR: KUITEMS CONSTANCE						
GRANTEE: HARDY MERRITT S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-30,0] W20 S55 E20 N33 N3 N19 $
STP=[YR=2025;ORIG=-30,19] E3 S3 W3 N3 $
UOP=[YR=2025;ORIG=-30,55] W20 S5 E20 N5 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	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 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS