BLOCK 242 S6 FT OF LOT 3 &
N52 FT OF LOT 4 OR 494/965
CITY OF FDNA BEACH

HOMBERG PAUL A & MIRYAM
306 S 13TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0242-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

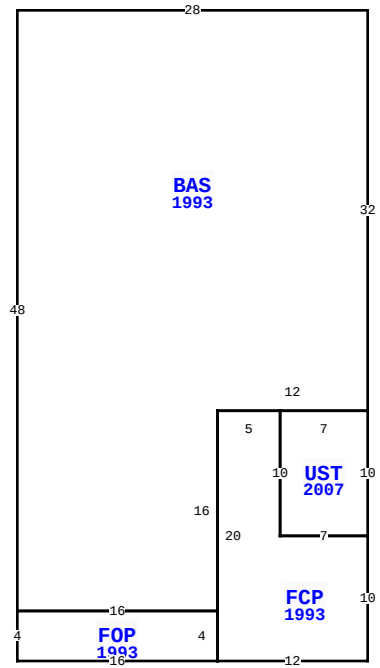
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	102,316
FCP	170	25	1993	42	3,730
FOP	64	30	1993	19	1,687
UST	70	45	2007	32	2,842
TOTALS	1,456			1,245	110,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,245	105.7350	111.02	138,220	1982	1985	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 1987 Heated Area: 1152 HX Base Yr 1987



306 S 13TH ST, FERNANDINA BEACH

BLD DATE	04/01/2014 KK	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		110,576
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		195,750
TOTAL MARKET VALUE		306,326
SOH/AGL Deduction		236,476
ASSESSED VALUE		69,850
TOTAL EXEMPTION VALUE	HX HB SX	69,850
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		306,326
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071964	REPAIR/RRF	1,750	10/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0494/0965	7/01/1986	WD	Q	I		31,500
GRANTOR:						
GRANTEE:						
0471/0135	10/01/1985	WD	Q	I		28,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S48 FOP=[YR=1993] S4 E16 FCP=[YR=1993] E12 N10 UST=[YR=2007] N10W7 S10E7$ W7N10W5S20$ N4W16$ E16 N16E12N32$.

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	100	0006	R-2	58.00	230.00	58.00	FF		1.00	1.00	1.25	2,700.00	3,375.00	195,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 195,750 Market: 0 Agricultural: 0 Common: 195,750 PRINTED 07/09/2026 BY SYS