BLK 242 TRACTS A & B OF LOT 2
CITY OF FDNA BEACH S/D OF
SEC 23-3N-28E UNR

RABIT JESIKA JAS
212 S 13TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0242-02A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

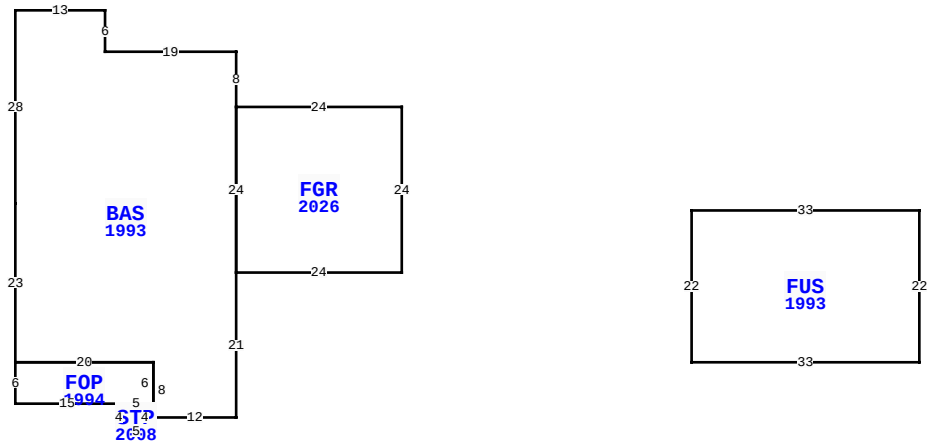
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,614	100	1993	1,614	255,534
FGR	576	55	2026	317	50,189
FOP	120	30	1994	36	5,700
FUS	726	100	1993	726	114,943
STP	20	10	2008	2	317
TOTALS	3,056			2,695	426,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,695	124.7520	173.41	467,340	1920	2010	0	0	0	8.70	91.30

1 SNGL FAM 100% - 2026 Heated Area: 2340 HX Base Yr 2026



212 S 13TH ST, FERNANDINA BEACH

BLD DATE	04/09/2014 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		426,681
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		236,844
TOTAL MARKET VALUE		663,525
SOH/AGL Deduction		142,167
ASSESSED VALUE		521,358
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		469,947
TOTAL JUST VALUE		663,525
NCON VALUE		280,717
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0599	REMODEL SEE NOTES	285,430	10/17/2024
20200185	REPFIREDMG	18,000	04/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	8/30/2024	CN	Q	I	01	280,000
GRANTOR: VERRIER TRACEY H						
GRANTEE: RABIT JESIKA JAS						
2660/852	8/09/2023	WD	U	I	37	250,000
GRANTOR: COURSON CHARLES DEREK						
GRANTEE: VERRIER TRACEY H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-19,0] N6 W13 S28 S23 E20 S8 E12 N21 N24 N8 W19 $
FUS=[YR=1993;ORIG=99,45] N22 W33 S22 E33 $
FOP=[YR=1994;ORIG=-32,45] S6 E15 E5 N6 W20 $
STP=[YR=2008;ORIG=-17,51] S4 E5 N4 W5 $
FGR=[YR=2026;ORIG=0,32] E24 N24 W24 S24 $
.

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	43.00	102.00	43.00	FF	1	1.02	1.00	1.02	2,700.00	2,754.00	118,422							
2	000100	C	RES	100	0006	R-2	43.00	102.00	43.00	FF	1	1.02	1.00	1.02	2,700.00	2,754.00	118,422							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 236,844 Market: 0 Agricultural: 0 Common: 236,844 PRINTED 07/09/2026 BY SYS