

BLK 243 W 125FT OF S 47FT
OF LOT 1 & W 125FT OF N 30FT
OF LOT 2

LEE RICHARD F & HAITHCOX WENDY C L/E/
10 S 13TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0243-0015



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 70			
Interior Floor	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	1012.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	2023	1,842	371,599
FOP	24	30	2023	7	1,412
FOP	233	30	2023	70	14,122
FSP	285	40	2023	114	22,998
STP	21	10	2023	2	404
TOTALS	2,405			2,035	410,533

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		% COND
0500	01	2,035	122.1374	202.75	412,596	2023	2023	0	0	0	99.50
1 SFR CUST		100% - 2024				Heated Area: 1842			HX Base Yr 2024		

Diagram illustrating the layout and dimensions of a building footprint (FSP 2023) and its associated areas (BAS 2023, FOP 2023, STP 2023).

Key dimensions and areas shown:

- FSP 2023: 19, 15, 15, 19, 14, 16, 11, 17, 8, 12, 11, 7, 3, 3, 12, 11, 10, 7, 4, 4, 20, 10, 15, 19.
- BAS 2023: 1,842
- FOP 2023: 24
- STP 2023: 21

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	DC

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						472,829					
TOTAL MARKET OB/XF VALUE						51,980					
TOTAL LAND VALUE - MARKET						336,875					
TOTAL MARKET VALUE						861,684					
SOH/AGL Deduction						101,780					
ASSESSED VALUE						759,904					
TOTAL EXEMPTION VALUE						HX HB		51,411			
BASE TAXABLE VALUE						708,493					
TOTAL JUST VALUE						861,684					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						741,913					

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