BLOCK 243 LOT N1/2 OF S1/2
OF 3 IN OR 2277/1221
CITY OF FDNA BEACH

MOORE REGINA M
106 13TH ST S
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0243-0034

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

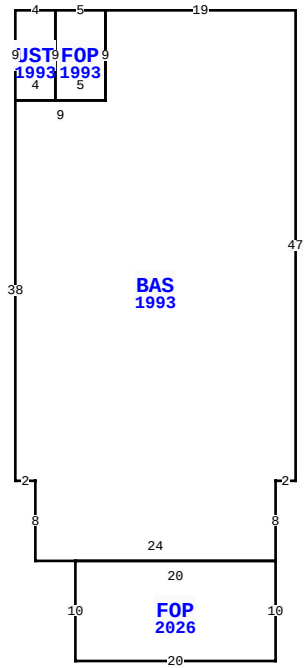
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,427	100	1993	1,427	96,526
FOP	45	30	1993	14	947
FOP	200	30	2026	60	4,059
UST	36	45	1993	16	1,082
TOTALS	1,708			1,517	102,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,517	88.8573	93.30	141,536	1938	1985	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 2020 Heated Area: 1427 HX Base Yr 2020



106 S 13TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		102,614
TOTAL MARKET OB/XF VALUE		1,408
TOTAL LAND VALUE - MARKET		180,600
TOTAL MARKET VALUE		284,622
SOH/AGL Deduction		143,209
ASSESSED VALUE		141,413
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		90,002
TOTAL JUST VALUE		284,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5966	XFOB	250	05/07/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2277/1221	5/11/2019	QC	U	I	11	100
GRANTOR: BROWN RICHARD S						
GRANTEE: MOORE REGINA M						
0519/0242	6/02/1987	WD	Q	I		35,000
GRANTOR: COAKLEY ARCHIE B						
GRANTEE: BROWN RICHARD S						

BUILDING NOTES

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
1	0940	SHEDS/PORT	0	100	12	9	108.00	SF	30.00	30.00	100	1980	1980	3	20	648	
3	1242	WD DECK A	0	100	19	20	380.00	SF	10.00	10.00	100	1991	1991	3	20	760	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W19 S9 W9 S38 E2 S8 E24 N8 E2 N47 $
FOP=[YR=1993;ORIG=-19,0] W5 S9 E5 N9 $
UST=[YR=1993;ORIG=-24,0] W4 S9 E4 N9 $
FOP=[YR=2026;ORIG=-2,55] S10 W20 N10 E20 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,408

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	230.00	43.00	FF		1.00	1.00	1.50	2,800.00	4,200.00	180,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 180,600 Market: 0 Agricultural: 0 Common: 180,600 PRINTED 07/09/2026 BY SYS