BLOCK 243 LOT S1/2 OF S1/2
OF 3
CITY OF FDNA BEACH

NOBIS MELANIE REVOCABLE TRUST/NOBIS MELANIE TRUSTE
108 13TH ST S
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0243-0035

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06

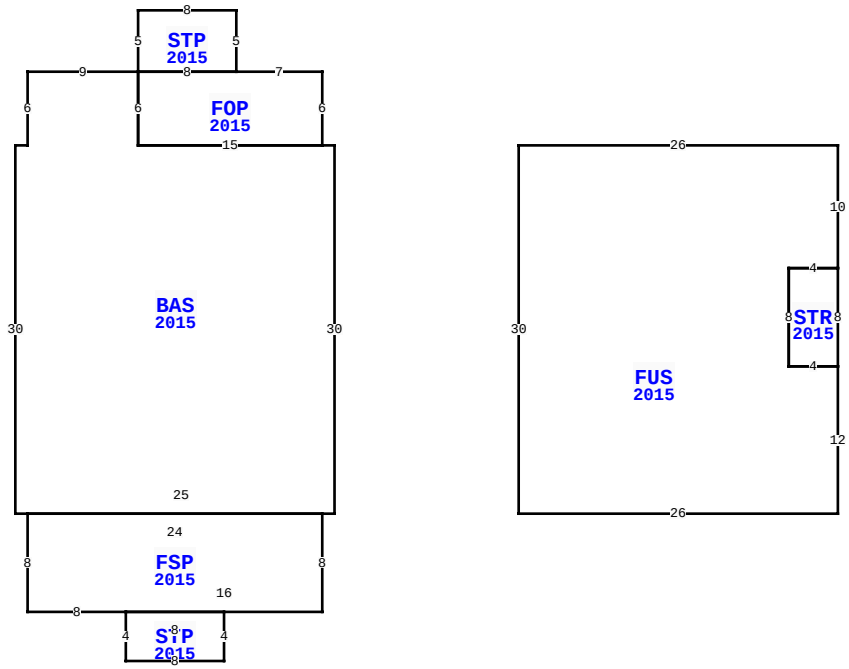
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	834	100	2015	834	353,229
FOP	90	30	2015	27	11,436
FSP	192	40	2015	77	32,612
FUS	748	100	2015	748	316,806
STP	32	10	2015	3	1,271
STP	40	10	2015	4	1,694
STR	32	10	2015	3	1,271
TOTALS	1,968			1,696	718,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	1,696	260.3500	432.18	732,977	2015	2020	0	0	0	2.00	98.00

1 SFR CUST 100% - 0 Heated Area: 1582 HX Base Yr



108 S 13TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		718,317
TOTAL MARKET OB/XF VALUE		50,860
TOTAL LAND VALUE - MARKET		180,600
TOTAL MARKET VALUE		949,777
SOH/AGL Deduction		161,173
ASSESSED VALUE		788,604
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		737,193
TOTAL JUST VALUE		949,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		942,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222550	REMODEL	7,500	10/18/2022
20150137	CO ISSUED	0	01/21/2016
20151458	SWIM POOL	47,000	06/24/2015
20150137	NEW CONSTR	197,000	01/22/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2574/0205	6/29/2022	WD	Q	I	02	1,105,000
GRANTOR: O'CONNOR MARIA						
GRANTEE: NOBIS MELANIE REVOC						
1912/1887	4/16/2014	WD	Q	V	02	50,000
GRANTOR: MILLICAN DEAN						
GRANTEE: O'CONNOR MARIA						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04	95	47,500	

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W1 W15 N6 W9 S6 W1 S30 E1 E25 N30 $
FUS=[YR=2015;ORIG=15,0] E26 S10 W4 S8 E4 S12 W26 N30 $
FSP=[YR=2015;ORIG=-25,30] S8 E8 E16 N8 W24 $
FOP=[YR=2015;ORIG=-1,0] N6 W7 W8 S6 E15 $
STP=[YR=2015;ORIG=-8,-6] N5 W8 S5 E8 $
STP=[YR=2015;ORIG=-17,38] S4 E8 N4 W8 $
STR=[YR=2015;ORIG=41,10] S8 W4 N8 E4 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 50,860

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 07/18/2023 BY TW Total Acres: 0.00 Total Land Value: 180,600 Market: 0 Agricultural: 0 Common: 180,600 PRINTED 07/09/2026 BY SYS