

KING MARY KATE TRUST
110 S 13TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0243-0041

[illegible]

BLOCK 243 LOT N1/2 OF N1/2
OF 4
CITY OF FDNA BEACH

KING MARY KATE TRUST
110 S 13TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0243-0041



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	13	STAND SEAM 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		1 100			
Bathrooms		1.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Quality	03	Quality Level 03			
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	625	100	2026	625	75,681
FUS	580	100	2026	580	70,232
STR	45	10	2026	4	484
TOTALS	1,250			1,209	146,398

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	12	1,209	216.2400	121.09	146,398	2025	2025	0	0	0.00	100.00
2 ACCESSORY U 100% - 2026 Heated Area: 1205 HX Base Yr 2024											
25 25 25 25 BAS 2026 3 15 15 3 10 25 25 25 STR 2026 FUS 2026											
110 S 13TH ST, FERNANDINA BEACH											
						BLD DATE	07/11/2013	DJKK	LGL DATE		
						XF DATE			LAND DATE	03/25/2024	MLU
						INC DATE			AG DATE		

NASSAU COUNTY PROPERTY										PAGE 2 of 2		2
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 2					Tax Dist:							
BUILDING MARKET VALUE										725,193		
TOTAL MARKET OB/XF VALUE										50,840		
TOTAL LAND VALUE - MARKET										180,600		
TOTAL MARKET VALUE										956,633		
SOH/AGL Deduction										25,446		
ASSESSED VALUE										931,187		
TOTAL EXEMPTION VALUE					HX HB					51,411		
BASE TAXABLE VALUE										879,776		
TOTAL JUST VALUE										956,633		
NCON VALUE										146,398		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										767,218		