BLOCK 243 LOT S1/2 OF N1/2
OF 4
CITY OF FDNA BEACH

RUNYEON DONNA
118 S 13TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0243-0042

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	Quality Level 04

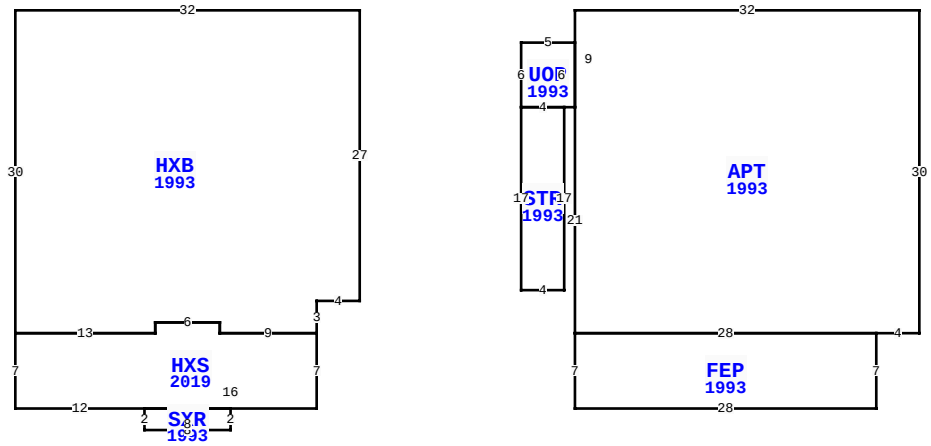
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	960	100	1993	960	248,712
FEP	196	80	1993	157	40,674
HXB	942	100	1993	942	244,048
HXS	202	40	2019	81	20,986
STR	68	10	1993	7	1,814
SXR	16	10	1993	2	518
UOP	30	20	1993	6	1,554
TOTALS	2,414			2,155	558,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	12	2,155	196.1960	272.71	587,690	1900	2015	0	0	0	5.00	95.00

1 DUPLEX 100% - 2023 Heated Area: 1902 HX Base Yr 2023



118 S 13TH ST A&B, 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		558,306
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		180,600
TOTAL MARKET VALUE		786,406
SOH/AGL Deduction		165,916
ASSESSED VALUE		620,490
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		569,079
TOTAL JUST VALUE		786,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		751,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0923	BATHROOM REMODEL	10,000	03/04/2025
20190304	SWIM POOL	0	05/03/2019
20110694	REMODEL ELECTRIC	2,500	05/09/2011
20110658	PLUMBING FOR REMO	1,800	04/28/2011
20110628	GAS	695	04/26/2011
20110447	REMODEL BLDG	30,861	03/28/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2588/1195	9/02/2022	WD	Q	I	01	825,000
GRANTOR: WALES DIANE						
GRANTEE: RUNYEON DONNA						
2258/0702	2/28/2019	WD	Q	I	02	360,000
GRANTOR: FOBERT GARY & NANCY						
GRANTEE: WALES DIANE						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W32 S30 HXS=[YR=2019] S7 E12 SXR=[YR=1993] S2E8N2W8$E16 N7 W9 N1 W6 S1 W13 $ E13 N1 E6S1 E9 N3 E4 N27 $ PTR= E20 APT=[YR=1993] E32 S30 W4 FEP=[YR=1993] S7 W28N7E28$ W28 N21 UOP=[YR=1993] W1 STR=[YR=1993] S17 W4N17E4$W4 N6 E5 S6$ N9$W20 $.

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

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	000800	C	MULTI-FAMILY	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