BLK 244 TEACT B OF LOT 3
IN OR 1340/1541
CITY OF FDNA BEACH S/D OF

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE,SUITE 1
YULEE, FL 32097

2026

00-00-31-1800-0244-03B0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

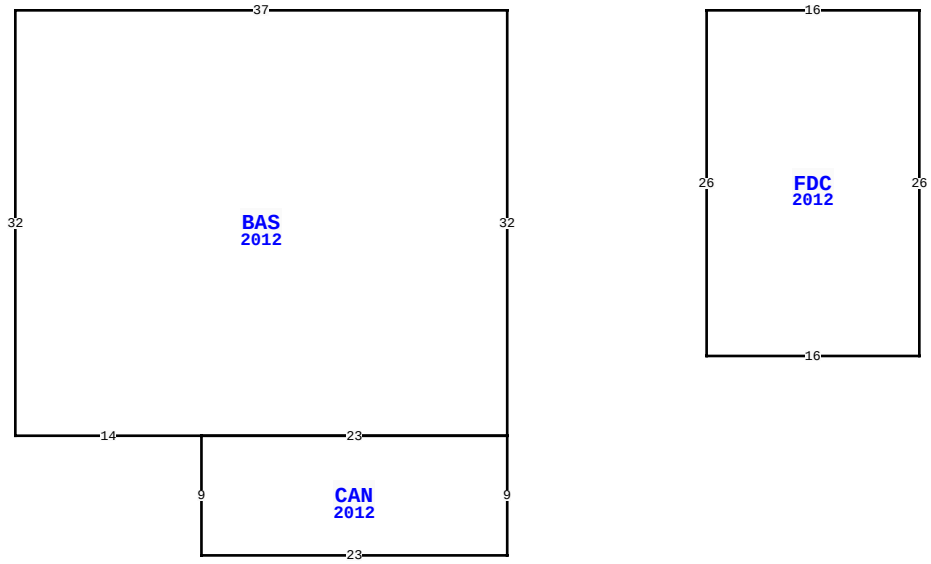
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	2012	1,184	204,611
CAN	207	30	2012	62	10,714
FDC	416	40	2012	166	28,687
TOTALS	1,807			1,412	244,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	1,412	96.7575	176.34	248,992	2012	2012	0	0	0	2.00	98.00

2 GOVT BLDG 0% - 0 Heated Area: 1184 HX Base Yr



102 N 13TH ST, FERNANDINA BEACH

BLD DATE	12/28/2021	KK	LGL DATE	
XF DATE	12/28/2021	KK	LAND DATE	05/06/2026 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		244,012
TOTAL MARKET OB/XF VALUE		15,163
TOTAL LAND VALUE - MARKET		238,280
TOTAL MARKET VALUE		497,455
SOH/AGL Deduction		275,668
ASSESSED VALUE		221,787
TOTAL EXEMPTION VALUE	03	221,787
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		497,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100590	DEMOLITION	2,855	04/12/2010
2562	REPAIR/RRF	1,000	06/08/1982

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/1541	8/10/2005	WD	Q	I		61,000
GRANTOR: HEARD JOHN H						
GRANTEE: BOARD OF COUNTY COM						
1227/1205	5/04/2004	WD	Q	I		32,500
GRANTOR: JOHNS BARBARA SUE						
GRANTEE: HEARD JOHN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W37 S32 E14 CAN=[YR=2012] S9 E23 N9 W23$ E23 N32$ PTR= E15 FDC=[YR=2012] E16 S26 W16 N26$ W15$.

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	0803	ASPHALT C	0	0	0	0	1,697.00	SF	2.00	2.00	100	2012	2012	3	66	2,240	
2	0811	CONCRETE B	0	0	0	0	831.00	SF	5.20	5.20	100	2012	2012	3	91	3,932	
3	0400	CONC CURB	0	0	0	0	156.00	LF	15.00	15.00	100	2012	2012	3	94	2,200	
4	0811	CONCRETE B	0	0	0	0	510.00	SF	5.20	5.20	100	2012	2012	3	91	2,413	
5	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2012	2012	3	78	3,947	
6	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2012	2012	3	78	390	
7	0646	LWN SPRK H	0	0	0	0	23.00	UT	2.00	2.00	100	2012	2012	3	90	41	

LAND DESCRIPTION

TOTAL OB/XF 15,163

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	008600	C	COUNTY	0	0003	MU-1			6,808.00	SF		1.00	1.00	1.00	35.00	35.00	238,280							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.16 Total Land Value: 238,280 Market: 0 Agricultural: 0 Common: 238,280 PRINTED 07/09/2026 BY SYS