BLK 244 TRACTS C,D & E OF
LOT 3 IN OR 284/78
CITY OF FDNA BEACH S/D OF

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

2026

00-00-31-1800-0244-03C0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8001	V GV W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

N 13TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		15,645
TOTAL LAND VALUE - MARKET		687,820
TOTAL MARKET VALUE		703,465
SOH/AGL Deduction		549,953
ASSESSED VALUE		153,512
TOTAL EXEMPTION VALUE	03	153,512
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		703,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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	6,645.00	SF	2.00	2.00	100	2007	2007	3	56	7,442	
2	0400	CONC CURB	0	0	0	0	186.00	LF	15.00	15.00	100	2007	2007	3	89	2,483	
3	1126	CB/STC 8"	0	0	50	5	250.00	SF	8.00	8.00	100	2007	2007	3	86	1,720	
4	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2007	2007	3	66	3,340	
5	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2007	2007	3	66	660	

LAND DESCRIPTION

TOTAL OB/XF 15,645

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	008001	C	V GV/XFOB	0	0003	MU-1			19,652.00	SF		1.00	1.00	1.00	35.00	35.00	687,820							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.45 Total Land Value: 687,820 Market: 0 Agricultural: 0 Common: 687,820 PRINTED 07/09/2026 BY SYS