

BLK 244 TRACT A OF LOT 4 & PT
OF TRACT B OF LOT 4
IN OR 2731/394

SMITH ASHLEY M L/E/
118 N 13TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0244-04A0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

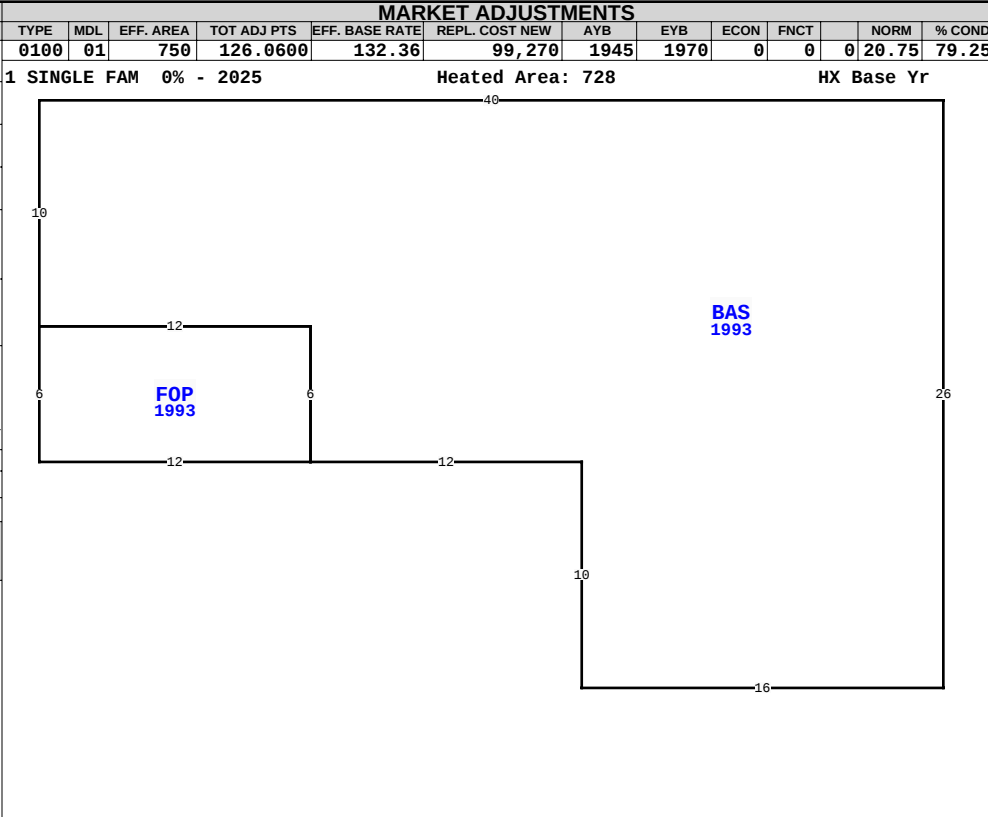
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	1993	728	76,364
FOP	72	30	1993	22	2,308

TOTALS	800			750	78,671
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	1242	WD DECK A	0	0	4	4	16.00	SF	10.00
3	1242	WD DECK A	0	0	16	15	240.00	SF	10.00
4	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	MU-1			7,971.00

REVIEW DATE 01/01/2023 BY CD



BLD DATE	07/21/2014	KK	LGL DATE	
XF DATE			LAND DATE	05/06/2026
INC DATE			AG DATE	DC

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2003	2003	3	20	32	
100	2005	2005	3	21	504	
100	2005	2005	3	32	4,480	

TOTAL OB/XF									
5,016									

Total Acres: 0.18 Total Land Value: 278,985 Market: 0 Agricultural: 0 Common: 278,985

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	78,671		
TOTAL MARKET OB/XF VALUE	5,016		
TOTAL LAND VALUE - MARKET	278,985		
TOTAL MARKET VALUE	362,672		
SOH/AGL Deduction	46,397		
ASSESSED VALUE	316,275		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	316,275		
TOTAL JUST VALUE	362,672		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	287,523		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051334	CHNGE SRVC	2,000	03/01/2005
6239	REPAIR/RRF	1,000	11/01/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2731/394	8/02/2024	WD	U	I	11	100
GRANTOR: HEARD LEASING LLC						
GRANTEE: SMITH ASHLEY M L/E						
2307/0973	9/23/2019	WD	U	I	11	100
GRANTOR: HEARD JOHN H						
GRANTEE: HEARD LEASING LLC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W40 S10 FOP=[YR=1993] S6 E12 N6W12\$ E12 S6 E12 S10 E16 N26\$.									

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