BLK 244 TRACT D OF LOT 4 &
S1/2 OF TRACT H OF LOT 5
CITY OF FDNA BEACH S/D OF

WARNER THOMAS STUART TRUST/WARNER THOMAS STUART TR
130 N 13TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0244-04D0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

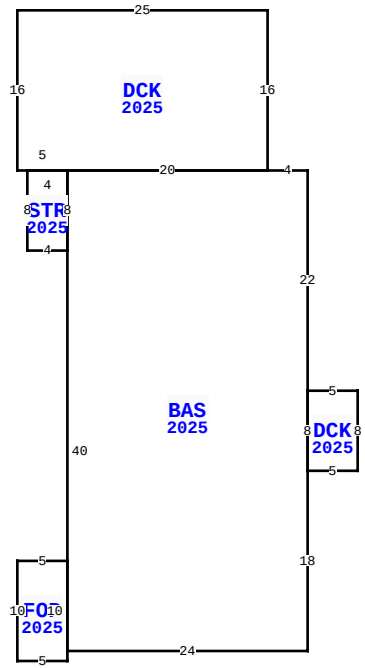
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,152	100	2025	1,152	341,349
DCK	40	10	2025	4	1,185
DCK	400	10	2025	40	11,852
FOP	50	30	2025	15	4,445
STR	32	10	2025	3	889
TOTALS	1,674			1,214	359,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	12	1,214	170.0000	282.20	342,591	1945	2010	0	0	105	7.00	105.00

1 SFR CUST 100% - 2026 Heated Area: 1152 HX Base Yr 2026



130 N 13TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		359,721
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		228,480
TOTAL MARKET VALUE		588,201
SOH/AGL Deduction		0
ASSESSED VALUE		588,201
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		536,790
TOTAL JUST VALUE		588,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-1623	GARAGE- ACCESSORY	180,000	12/18/2025
BLDR-2023-0	MOVING HOUSE FROM	51,400	07/13/2023
20051454	NEW CONSTR	5,000	03/23/2005
20051416	OTHER	4,000	03/17/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2803/1803	7/30/2025	WD	Q	I	02	690,000
GRANTOR: GRUBER C MARCUS III &						
GRANTEE: WARNER THOMAS STUAR						
2641/1490	5/22/2023	WD	Q	V	01	215,000
GRANTOR: LINLEY THOMAS C & STA						
GRANTEE: GRUBER C MARCUS III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,40] E24 N18 N8 N22 W4 W20 S8 S40 $
DCK=[YR=2025;ORIG=50,-8] N16 W25 S16 E5 E20 $
STR=[YR=2025;ORIG=26,-8] E4 S8 W4 N8 $
DCK=[YR=2025;ORIG=54,14] E5 S8 W5 N8 $
FOP=[YR=2025;ORIG=30,31] W5 S10 E5 N10 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	100	0006	MU-1			6,528.00	SF		1.00	1.00	1.00	35.00	35.00	228,480							

REVIEW DATE 08/06/2025 BY KW Total Acres: 0.15 Total Land Value: 228,480 Market: 0 Agricultural: 0 Common: 228,480 PRINTED 07/09/2026 BY SYS