BLK 244 TRACTS E & F OF LOT 5
IN OR 1963/690
CITY OF FDNA BEACH S/D OF

MCCRACKEN BRANDAN S
129 N 13TH TER
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0244-05E0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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

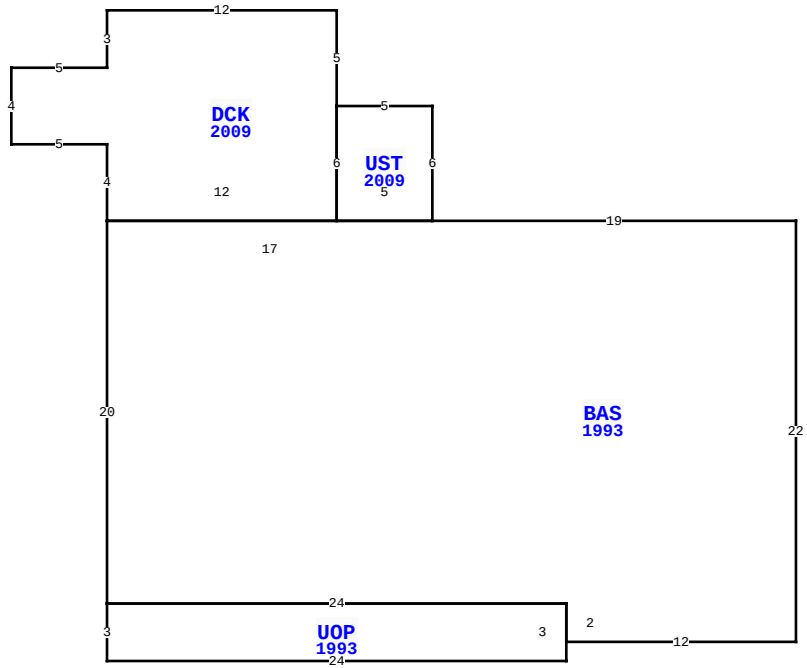
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	1993	744	77,686
DCK	152	10	2009	15	1,566
UOP	72	20	1993	14	1,462
UST	30	45	2009	14	1,462
TOTALS	998			787	82,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	787	124.3000	130.52	102,719	1960	1985	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2018 Heated Area: 744 HX Base Yr 2018



129 N 13TH TER, FERNANDINA BEACH

BLD DATE	03/27/2015 KK	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		82,175
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		307,020
TOTAL MARKET VALUE		389,195
SOH/AGL Deduction		299,996
ASSESSED VALUE		89,199
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		37,788
TOTAL JUST VALUE		389,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1963/0690	2/18/2015	SW	U	I	12	54,100
GRANTOR: FANNIE MAE						
GRANTEE: MCCRACKEN BRANDON S						
1963/0688	8/29/2014	SW	U	I	12	100
GRANTOR: FREEDOM MORTGAGE CORP						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 UST=[YR=2009] N6W5 DCK=[YR=2009] N5W12S3W5S4E5S4E12N6$ S6E5$W17S20 UOP=[YR=1993] S3E24N3W24 $E24S2E12N22$.

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	000100	C	RES	100	0006	MU-1			8,772.00	SF		1.00	1.00	1.00	35.00	35.00	307,020							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.20 Total Land Value: 307,020 Market: 0 Agricultural: 0 Common: 307,020 PRINTED 07/09/2026 BY SYS