BLOCK 213 LOT 1
SUB PT LOTS 3 & 8 BLOCK 213
CITY OF FDNA BEACH REPLAT

ARNOLD KAREN/LENTZ ROBIN & TOBY
838 S 11TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-R213-0010

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	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

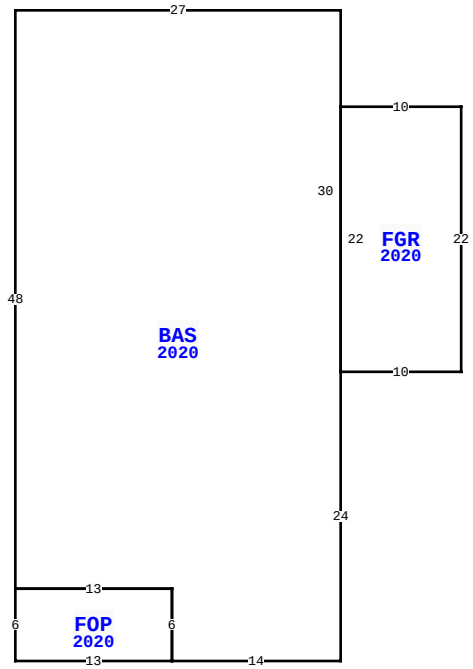
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	2020	1,380	210,650
FGR	220	55	2020	121	18,470
FOP	78	30	2020	23	3,510
TOTALS	1,678			1,524	232,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	11	1,524	163.9548	155.76	237,378	2020	2020	0	0	0	2.00	98.00

1 SFR MODULR 100% - 2023 Heated Area: 1380 HX Base Yr 2023



838 S 11TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		232,630
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		154,656
TOTAL MARKET VALUE		387,286
SOH/AGL Deduction		79,992
ASSESSED VALUE		307,294
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		255,883
TOTAL JUST VALUE		387,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200235	NEW CONSTR	181,618	05/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2408/0991	10/12/2020	WD	Q	I	01	295,000
GRANTOR: KILIMANJARO HOMES LLC						
GRANTEE: LENTZ ROBIN C & TOB						
2335/1393	1/29/2020	WD	U	V	11	100
GRANTOR: CORBETT ERIC T						
GRANTEE: KILIMANJARO HOMES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W27 S48 FOP=[YR=2020] S6 E13 N6 W13 $ E13 S6 E14 N24 FGR=[YR=2020] E10 N22 W10 S22 $ N30 $.

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		R-2	57.00	100.00	57.28	FF		1.00	1.00	1.00	2,700.00	2,700.00	154,656							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 154,656 Market: 0 Agricultural: 0 Common: 154,656 PRINTED 07/09/2026 BY SYS