BLOCK 213 LOT 5
SUB PT LOTS 3 & 8 BLOCK 213
CITY OF FDNA BEACH REPLAT

WULLENWEBER KYLI
831 DIVISION ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-R213-0050

BUILDING CHARACTERISTICS

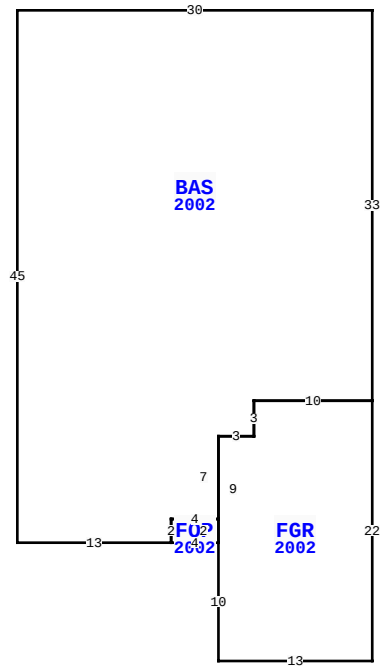
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,195	100	2002	1,195	188,208
FGR	277	55	2002	152	23,939
FOP	8	30	2002	2	315
TOTALS	1,480			1,349	212,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,349	127.6704	177.46	239,394	2002	2002	0	0	0	11.25	88.75

1 SNGL FAM 100% - 2024 Heated Area: 1195 HX Base Yr 2024



BLD DATE	04/02/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

831 DIVISION ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		212,462
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		154,656
TOTAL MARKET VALUE		367,118
SOH/AGL Deduction		25,344
ASSESSED VALUE		341,774
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		290,363
TOTAL JUST VALUE		367,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051204	REMODEL	0	02/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2870/1023	5/22/2026	WD	Q	I	01	420,000
GRANTOR: FOREHAND WILLIAM C &						
GRANTEE: WULLENWEBER KYLI						
2484/0906	8/02/2021	WD	Q	I	01	400,000
GRANTOR: SMITH CHARLES & BETH						
GRANTEE: FOREHAND WILLIAM C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W30 S45 E13 FOP=[YR=2002] E4 FGR=[YR=2002] S10 E13 N22 W10 S3 W3 S9$ N2 W4 S2$ N2 E4 N7 E3 N3 E10 N33$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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