



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 70
Interior Wall	04	PLYWOOD 30
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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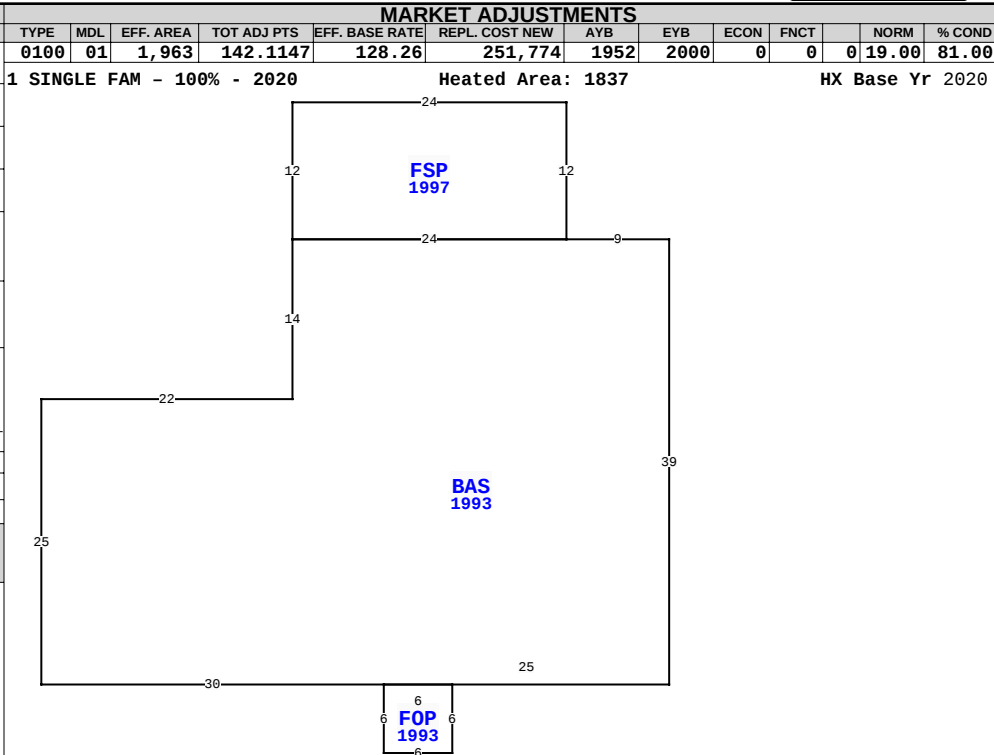
NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,837	100	1,837	190,847
FOP	36	30	11	1,143
FSP	288	40	115	11,948

TOTALS	2,161	1,963	203,937
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	296.00	SF	6.50	6.50	
2	0940	SHEDS/PORT	0	100	10	15	150.00	SF	30.00	30.00	
3	0810	CONCRETE A	0	100	8	5	40.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-1	102.00	182.00	1.00	LT	



612 STANLEY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										203,937	
TOTAL MARKET OB/XF VALUE										1,337	
TOTAL LAND VALUE - MARKET										225,000	
TOTAL MARKET VALUE										430,274	
SOH/AGL Deduction										238,692	
ASSESSED VALUE										191,582	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										141,582	
TOTAL JUST VALUE										430,274	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										380,833	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10508B	ADDITION	3,684	05/27/1997
10258B	REPAIR/RRF	3,980	01/21/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2293/0047	7/24/2019	WD	Q	I	01	365,000	
GRANTOR:STEPHAN BRIAN E & AMB							
GRANTEE:BAKER JONATHAN & CY							
2132/1691	7/10/2017	WD	Q	I	01	310,000	
GRANTOR:MCKNEE HOLDINGS LLC							
GRANTEE:STEPHAN BRIAN E & A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W9 FSP=[YR=1997] N12 W24 S12 E24\$ W24 S14 W22 S25 E30 FOP=[YR=1993] S6 E6 N6 W6\$ E25 N39\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-1	102.00	182.00	1.00	LT	