

LOT 109 *LESS S 7 FT*
FOREST HILLS #2 PB 2/77

BENNETT JEREMY THOMAS
912 STANLEY DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-128B-0109-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																	
Exterior Wall	15	CONC BLOCK 70	0100	01	1,177	115.6460	104.37	122,843	1955	1990	0	0	0	15.78	84.22	VALUATION SUMMARY																
Exterior Wall	05	AVERAGE 30	1 SINGLE FAM - 100% - 2004										Heated Area: 975										HX Base Yr 2004									
Roof Structure	03	GABLE/HIP 100											VALUATION BY										STANDARD									
Roof Cover	03	COMP SHNGL 100											Tax Group: 2										Tax Dist:									
Interior Wall	03	PLASTER 100											BUILDING MARKET VALUE										103,458									
Interior Floor	12	HARDWOOD 100											TOTAL MARKET OB/XF VALUE										7,426									
Air Condition	03	CENTRAL 100											TOTAL LAND VALUE - MARKET										225,000									
Heating Type	04	AIR DUCTED 100											TOTAL MARKET VALUE										335,884									
Bedrooms	2	100											SOH/AGL Deduction										237,775									
Bathrooms	1	100											ASSESSED VALUE										98,109									
Frame	03	MASONRY 100											TOTAL EXEMPTION VALUE										HX HB 50,000									
Stories	1.	1. 100											BASE TAXABLE VALUE										48,109									
Units	0	100	TOTAL JUST VALUE										335,884																			
BUD8 Adjustme	02	DIST FB 100	NCON VALUE										0																			
Occupancy	00	NONE 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE 282,057																			
Quality 03 Quality Level 03																																
DOR CODE 0100 SINGLE FAMILY																																
MAP NUM MKT AREA 01																																
NEIGHBORHOOD/LOC 1007.00																																
TOTALS 1,589 1,177 103,458																																
EXTRA FEATURES																912 STANLEY DR, FERNANDINA BEACH																
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																BLD DATE LGL DATE																
1 0810 CONCRETE A 0 100 0 0 720.00 SF 6.50 6.50 100 2004 2004 3 86 4,025																XF DATE LAND DATE																
2 0940 SHEDS/PORT 0 100 8 8 64.00 SF 30.00 30.00 100 2004 2004 3 24 461																INC DATE AG DATE																
3 0940 SHEDS/PORT 0 100 10 14 140.00 SF 30.00 30.00 100 2014 2014 3 70 2,940																																
TOTAL OB/XF 7,426																																
LAND DESCRIPTION																TOTAL OB/XF 7,426																
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 SFR 100 0006 R-1 68.00 158.00 1.00 LT 1.00 1.00 1.00 225,000.00 225,000.00 225,000																																
REVIEW DATE 09/11/2019 BY DJA																Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS																