BLK 6 LOTS 5 & 7
OLD TOWN S/D UNR

THOMPSON GEORGE E & MARY E
331 S 12TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1580-0006-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

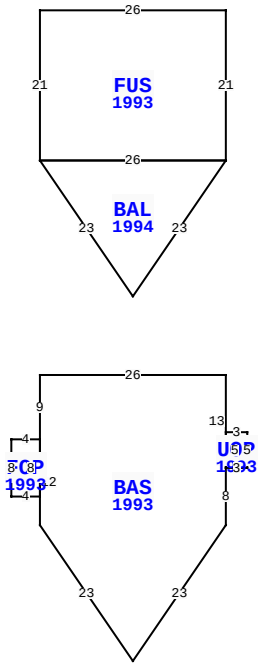
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	247	15	37	3,617
BAS	793	100	793	77,529
FOP	32	30	10	978
FUS	546	100	546	53,381
UOP	15	20	3	293
TOTALS	1,633		1,389	135,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,389	128.9600	116.39	161,666	1974	1990	0	0	0	16.00	84.00

1 SINGLE FAM – 0% - 0 Heated Area: 1339 HX Base Yr



816 LADIES ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	135,799
TOTAL MARKET OB/XF VALUE	5,070
TOTAL LAND VALUE - MARKET	326,200
TOTAL MARKET VALUE	467,069
SOH/AGL Deduction	184,247
ASSESSED VALUE	282,822
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,822
TOTAL JUST VALUE	467,069
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	376,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081627	METAL ROOF	1,800	10/29/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0292/0263	5/01/1979	MS	U	I		500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26S9 FOP=[YR=1993] W4S8E4N8 $ S12 R13 D19 U19 R13 N8 UOP=[YR=1993] E3N5W3S5$ N13$ PTR=N30 FUS=[YR=1993] N21W26S21 BAL=[YR=1994] R13 D19 U19 R13 W26$ E26$ S30$.

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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1974	1974	3	36	720	
2	0510	GARAGE WD-	0	0	24	24	576.00	SF	35.00	35.00	100	1975	1975	3	20	4,032	
4	1242	WD DECK A	0	0	8	3	24.00	SF	10.00	10.00	100	1974	1974	3	20	48	
5	0825	BRICK	0	0	3	4	12.00	SF	12.50	12.50	100	1974	1974	3	66	99	
6	0825	BRICK	0	0	2	4	8.00	SF	12.50	12.50	100	1974	1974	3	66	66	
7	0810	CONCRETE A	0	0	0	0	60.00	SF	6.50	6.50	100	1975	1975	3	27	105	

LAND DESCRIPTION

TOTAL OB/XF 5,070

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	SFR	0	0010	OT-1	93.00	93.00	93.20	FF		1.00	1.00	1.00	3,500.00	3,500.00	326,200							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 326,200 Market: 0 Agricultural: 0 Common: 326,200 PRINTED 08/02/2023 BY SYS