BLOCK 213 W 100 FT OF S 72
FT OF LOT 1
IN OR 874/1312

POLLARD BARBARA
812 S 11TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0213-0015

BUILDING CHARACTERISTICS

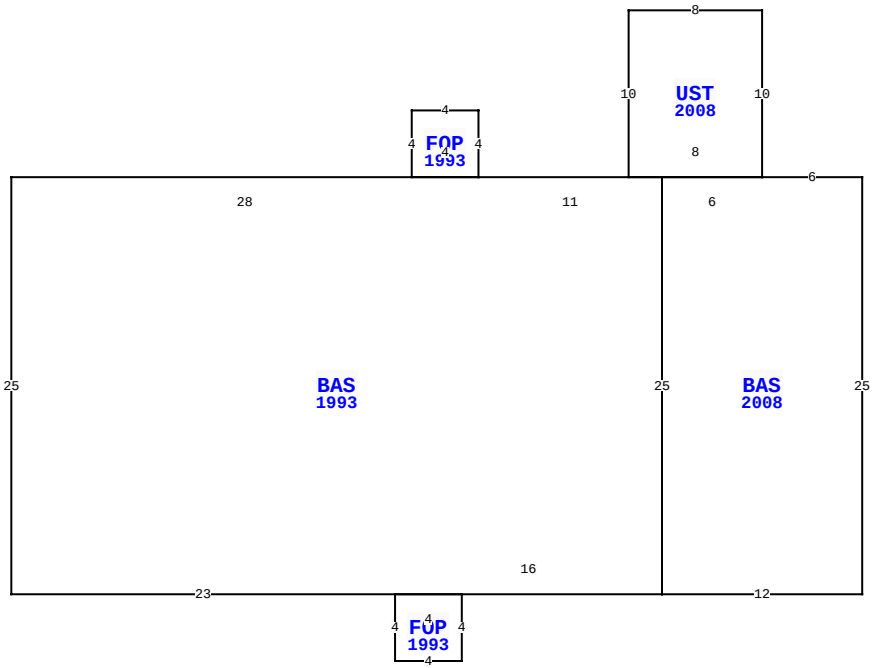
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100	975	62,632
BAS	300	100	300	19,271
FOP	16	30	5	321
FOP	16	30	5	321
UST	80	45	36	2,313
TOTALS	1,387		1,321	84,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,321	103.8388	93.71	123,791	1971	1980	0	0	0	31.45	68.55

1 SINGLE FAM – 100% - 1999 Heated Area: 1275 HX Base Yr 1999



812 S 11TH ST, FERNANDINA BEACH

BLD DATE	04/09/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		84,859
TOTAL MARKET OB/XF VALUE		662
TOTAL LAND VALUE - MARKET		115,200
TOTAL MARKET VALUE		200,721
SOH/AGL Deduction		145,836
ASSESSED VALUE		54,885
TOTAL EXEMPTION VALUE	HX HB WX SX	54,885
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		200,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081392	REPAIR/RRF	2,200	09/09/2008
20060373	REMODEL	500	02/21/2006
2003216	REMODEL	5,900	06/12/2000
990687	REMODEL	5,464	06/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0874/1312	3/16/1999	WD	U	I	07	100
GRANTOR: ALBERTA EARL T & BARB						
GRANTEE: POLLARD BARBARA						
0860/1347	12/30/1998	WD	Q	I		40,000
GRANTOR: ALBERTA EARL T & BARB						
GRANTEE: POLLARD BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W6 UST=[YR=2008] N10W8S10E8$ W6 BAS=[YR=1993] W11 FOP=[YR=1993] N4W4S4 E4$ W28S25 E23 FOP=[YR=1993] S4E4N4 W4$E16N25$S25E12N25$.

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	0810	CONCRETE A	0	100	49	8	392.00	SF	6.50	6.50	100	1971	1971	3	23	586	
2	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	1971	1971	3	23	76	

LAND DESCRIPTION

TOTAL OB/XF 662

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	100	0006	R-2	72.00	100.00	72.00	FF		1.00	1.00	0.80	2,000.00	1,600.00	115,200							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 115,200 Market: 0 Agricultural: 0 Common: 115,200 PRINTED 08/02/2023 BY SYS