

BLK 213 N 65.5 FT OF
S 147.5 FT OF E 100 FT OF
LOT 6 IN OR 2339/1925

JONES EVANS L/E/
923 S 12TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0213-0061



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
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	1,000	100	1,000	77,237
FCP	228	25	57	4,403
FOP	64	30	19	1,468
FST	72	55	40	3,089
TOTALS	1,364		1,116	86,196

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	28	10	280.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	16	3	48.00	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		R-2	66.00	100.00	65.50	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,116	109.3450	98.68	110,127	1974	1980	0	0	21.73	78.27
1 SINGLE FAM - 100% - 0 Heated Area: 1000 HX Base Yr											
923 S 12TH ST, FERNANDINA BEACH											

TOTAL OB/XF											
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	86,196		
TOTAL MARKET OB/XF VALUE	554		
TOTAL LAND VALUE - MARKET	131,000		
TOTAL MARKET VALUE	217,750		
SOH/AGL Deduction	167,238		
ASSESSED VALUE	50,512		
TOTAL EXEMPTION VALUE	50,512		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	217,750		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	191,367		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2339/1925	2/14/2020	WD U	I	11		100	
GRANTOR: JONES EVANS & ROSIE M							
GRANTEE: PORTER TERESA J & L							
0175/0503	1/01/1974	WD Q	I			24,600	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											

BUILDING DIMENSIONS											
FST=[YR=1993] W12 BAS=[YR=1993] W40S25E23 FOP=[YR=1993] S4E16N4W16S E17 FCP=[YR=1993] E12N19W12S19\$N25\$ S6 E12N6\$.											