BLOCK 213 S 61 FT OF E100 FT
OF LOT 9 OR 503/431
CITY OF FDNA BEACH

RAYSOR PAUL G & GWENDOLYN E
P O BOX 15443
FERNANDINA BEACH, FL 32035-3108

2023

00-00-31-1800-0213-0093

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

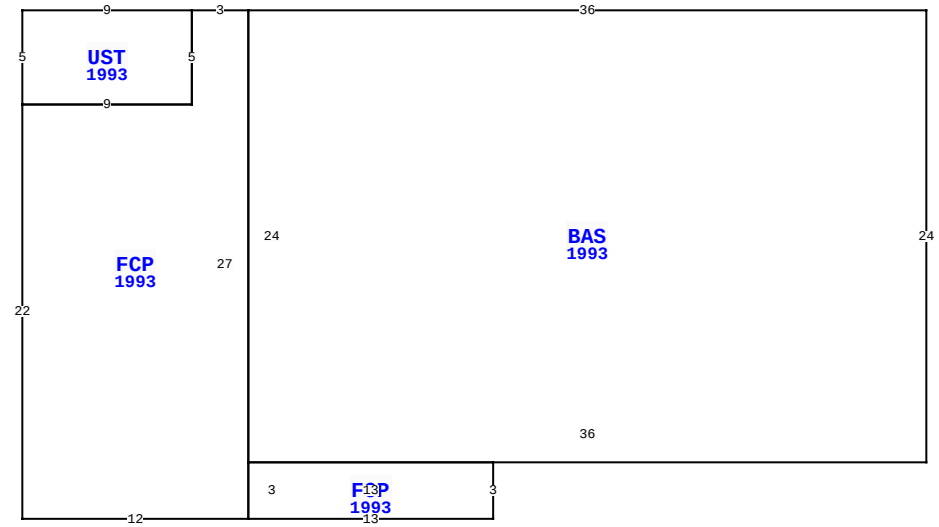
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 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	864	100	864	65,777
FCP	279	25	70	5,329
FOP	39	30	12	914
UST	45	45	20	1,523
TOTALS	1,227		966	73,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	966	114.0000	102.88	99,382	1965	1990	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 0 Heated Area: 864 HX Base Yr



825 S 12TH 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		73,543
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		97,600
TOTAL MARKET VALUE		171,143
SOH/AGL Deduction		126,396
ASSESSED VALUE		44,747
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,747
TOTAL JUST VALUE		171,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0503/0431	11/01/1986	WD	Q	I		29,900
GRANTOR:						
GRANTEE:						
0190/0269	1/01/1975	WD	Q	I		21,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 FCP=[YR=1993] W3 UST=[YR=1993] W9 S5 E9N5$ S5 W9 S22 E12 N27 $ S24 FOP=[YR=1993] S3 E13 N3W13$ E36 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		R-2	61.00	100.00	61.00	FF		1.00	1.00	0.80	2,000.00	1,600.00	97,600							

REVIEW DATE 05/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 97,600 Market: 0 Agricultural: 0 Common: 97,600 PRINTED 08/02/2023 BY SYS