BLOCK 213 N61 FT OF S72 FT OF
OF E100 FT OF LOT 10
PT OR 2100/627

AMELIAS LADIES MANAGEMENT LLC
225 DIVISION ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0213-0101

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

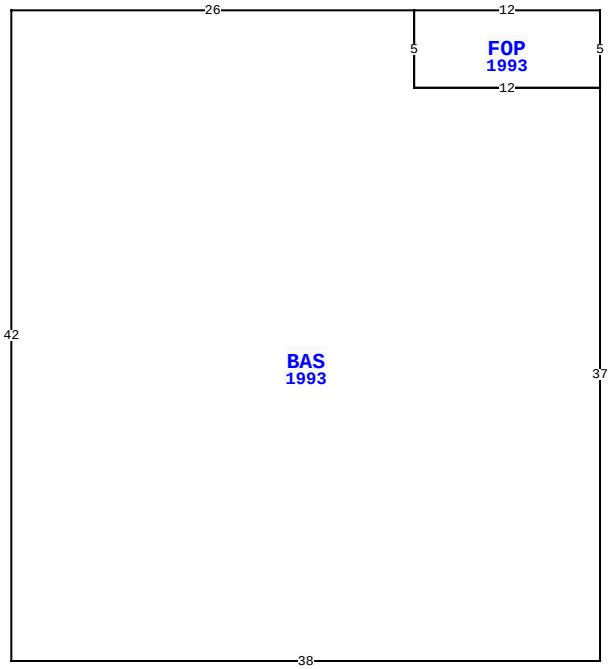
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	07	ASB SHNGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,536	100	1,536	89,135
FOP	60	30	18	1,045
TOTALS	1,596		1,554	90,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,554	82.1750	74.16	115,245	1967	1980	0	0	0	21.75	78.25

1 SINGLE FAM – 0% - 0 Heated Area: 1536 HX Base Yr



809 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	90,179
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	109,800
TOTAL MARKET VALUE	199,979
SOH/AGL Deduction	61,481
ASSESSED VALUE	138,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,498
TOTAL JUST VALUE	199,979
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2100/0627	1/23/2017	WD	U	I	37	130,000
GRANTOR: HATCHER BARBARA ET AL						
GRANTEE: AMELIA LADIES MANAG						
1646/0775	10/27/2009	PR	U	I	19	100
GRANTOR: JACKSON JAMES S P/R						
GRANTEE: HATCHER BARBARA ETA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W12 BAS=[YR=1993] W26 S42E38 N37W12N5$S5E12N5$.

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	0		R-2	61.00	100.00	61.00	FF		1.00	1.00	0.90	2,000.00	1,800.00	109,800							

REVIEW DATE 05/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 109,800 Market: 0 Agricultural: 0 Common: 109,800 PRINTED 08/02/2023 BY SYS