BLOCK 214 N72 FT OF D OF LOT 6
& S28 FT OF SUB C OF LOT 7
CITY OF FDNA BEACH

GLTGM LLC
96972 BLACKROCK RD
YULEE, FL 32097

2023

00-00-31-1800-0214-06D1

BUILDING CHARACTERISTICS

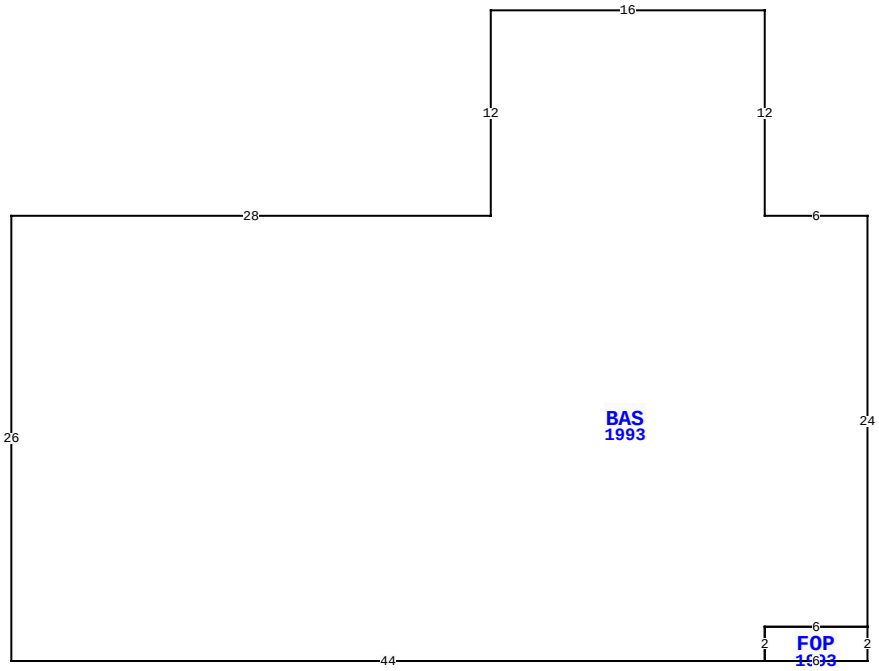
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,480	100	1,480	78,704
FOP	12	30	4	213
TOTALS	1,492		1,484	78,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,484	86.4500	78.02	115,782	1989	1990	0	0	0	31.84	68.16

1 SINGLE FAM – 0% - 0 Heated Area: 1480 HX Base Yr



719 S 12TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	78,917
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	280,117
SOH/AGL Deduction	16,257
ASSESSED VALUE	263,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,860
TOTAL JUST VALUE	280,117
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2535/1980	9/09/2021	WD	U	I	11	100
GRANTOR: MITCHELL GLYNN B & LO						
GRANTEE: GLTGM LLC						
0709/1782	7/26/1994	WD	U	I	05	23,800
GRANTOR: STAR SERVICES INC OF						
GRANTEE: MITCHELL GLYNN B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 N12W16S12W28 S26 E44 FOP=[YR=1993] E6N2W6S2$ N2E6N24$.

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	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2000	2000	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	100.00	100.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS