BLOCK 214 SUB C OF 8
IN OR 895/1423
CITY OF FDNA BEACH

THOMPSON GEORGE E & MARY E
331 S 12TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0214-08C0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

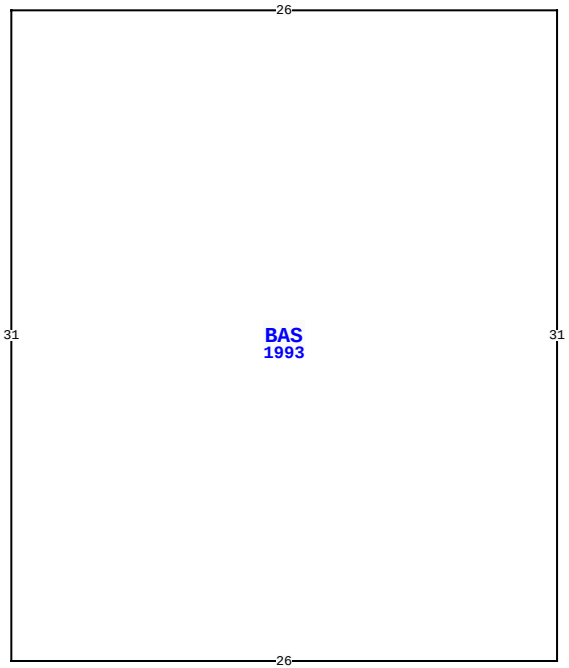
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	806	100	806	48,580
TOTALS	806		806	48,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	806	90.2500	81.45	65,649	1968	1985	0	0	0	26.00	74.00

1 SINGLE FAM – 0% - 0 Heated Area: 806 HX Base Yr



703 S 12TH ST, FERNANDINA BEACH

BLD DATE		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	48,580
TOTAL MARKET OB/XF VALUE	5,187
TOTAL LAND VALUE - MARKET	112,000
TOTAL MARKET VALUE	165,767
SOH/AGL Deduction	58,994
ASSESSED VALUE	106,773
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,773
TOTAL JUST VALUE	165,767
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
985060	XFOB	800	03/01/1999
984055	HOUSEMVING	8,000	07/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0895/1423	8/18/1999	WD	Q	I		24,800
GRANTOR: ELM STREET CHURCH OF						
GRANTEE: THOMPSON GEORGE E &						
0822/0438	2/10/1998	WD	U	V	07	100
GRANTOR: JACKSON AMANDA						
GRANTEE: ELM ST CHURCH OF GO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S31 E26 N31 $.

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	0819	CONC 12"	0	0	4	4	16.00	SF	9.50	9.50	100	1998	1998	3	77	117	
2	0819	CONC 12"	0	0	4	4	16.00	SF	9.50	9.50	100	1998	1998	3	77	117	
3	0810	CONCRETE A	0	0	4	22	88.00	SF	6.50	6.50	100	1998	1998	3	77	440	
4	0810	CONCRETE A	0	0	13	3	39.00	SF	6.50	6.50	100	1999	1999	3	79	200	
5	0810	CONCRETE A	0	0	0	0	840.00	SF	6.50	6.50	100	1999	1999	3	79	4,313	

LAND DESCRIPTION

TOTAL OB/XF 5,187

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	56.00	100.00	56.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	112,000							

REVIEW DATE 05/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 08/02/2023 BY SYS