BLOCK 215 SUB D OF 9
IN OR 2112/1735 & OR 2139/1956
OR 2139/1958 & OR 2139/1960

BLUE SILBETHIA ANN/GREER VICKYE T
419 S 12TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0215-09D0

BUILDING CHARACTERISTICS

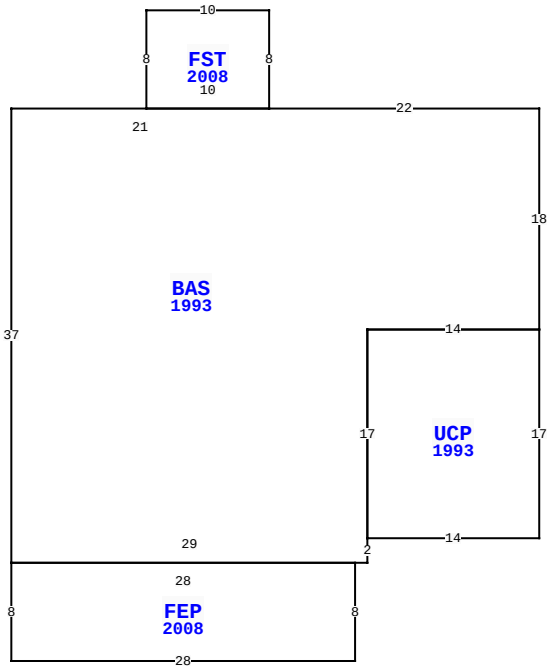
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	04	SINGLE SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
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	1,325	100	1,325	48,091
FEP	224	80	179	6,497
FST	80	55	44	1,597
UCP	238	20	48	1,742
TOTALS	1,867		1,596	57,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,596	65.9300	59.50	94,962	1959	1959	0	0	0	39.00	61.00

1 SINGLE FAM – 0% - 0 Heated Area: 1325 HX Base Yr



419 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	57,927
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	137,600
TOTAL MARKET VALUE	195,527
SOH/AGL Deduction	74,017
ASSESSED VALUE	121,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,510
TOTAL JUST VALUE	195,527
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101607	REMODEL	1,300	09/16/2010
20101369	REPAIR/RRF	2,300	08/17/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2139/1960	7/15/2017	QC	U	I	11	100
GRANTOR: BLUE QUINTIN ODELL						
GRANTEE: GREER VICKYE T						
2139/1958	7/07/2017	QC	U	I	11	100
GRANTOR: BLUE LANCE B JR						
GRANTEE: GREER VICKYE T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FST=[YR=2008] N8 W10 S8 E10$ W21 S37
FEP=[YR=2008] S8 E28 N8 W28$ E29 N2 UCP=[YR=1993] E14 N17
W14S17$ N17 E14N18$.

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	86.00	100.00	86.00	FF		1.00	1.00	0.80	2,000.00	1,600.00	137,600							

REVIEW DATE 05/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 137,600 Market: 0 Agricultural: 0 Common: 137,600 PRINTED 08/02/2023 BY SYS