BLOCK 216 SUB C OF 8
CITY OF FDNA BEACH

BERNARD CAMERON G & JANE ANN
12 S 16TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0216-08C0

BUILDING CHARACTERISTICS

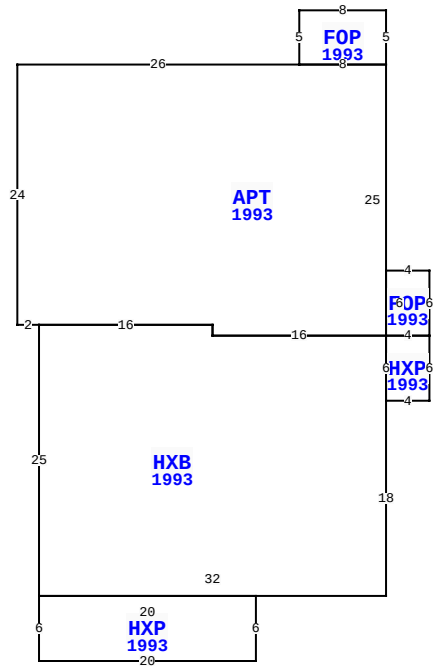
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	832	100	832	100,045
FOP	24	30	7	842
FOP	40	30	12	1,443
HXB	784	100	784	94,273
HXP	24	30	7	842
HXP	120	30	36	4,329
TOTALS	1,824		1,678	201,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,678	112.3500	133.98	224,818	1989	2001	0	0	0	10.25	89.75

1 DUPLEX – 0% - 0 Heated Area: 1616 HX Base Yr



303 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	201,774
TOTAL MARKET OB/XF VALUE	5,320
TOTAL LAND VALUE - MARKET	112,000
TOTAL MARKET VALUE	319,094
SOH/AGL Deduction	75,971
ASSESSED VALUE	243,123
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	243,123
TOTAL JUST VALUE	319,094
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200264	REMODEL	259,000	06/04/2020
5792	CONCRETE DRIVEWAY	1,200	02/09/1990
5320B	ADDITION	29,200	04/17/1989
2651	REMODEL	6,000	02/25/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2366/0462	4/27/2020	WD	U	I	11	100
GRANTOR: A & B 12TH STREET LLC						
GRANTEE: BERNARD CAMERON G &						
2357/1309	4/27/2020	WD	Q	I	01	259,000
GRANTOR: A&B 12TH STREET LLC						
GRANTEE: BERNARD CAMERON G &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W8S5 APT=[YR=1993] W26S24E2 HXB=[YR=1993] S25
HXP=[YR=1993] S6E20N6W20 $E32N18 HXP=[YR=1993] E4N6
FOP=[YR=1993] N6W4S6E4$W4S6$N6W16N1W16$E16S1 E16N25W8$E8N5$.

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	0810	CONCRETE A	0	0	0	0	700.00	SF	6.50	6.50	100	1990	1990	3	62	2,821	
2	0810	CONCRETE A	0	0	0	0	620.00	SF	6.50	6.50	100	1990	1990	3	62	2,499	

LAND DESCRIPTION

TOTAL OB/XF 5,320

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	000800	C	MULTI-FAM	0	0006	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 05/18/2018 BY DJX Total Acres: 0.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 08/02/2023 BY SYS