BLOCK 230 S'LY 22 FT OF SUBLOT A & N'LY 32 FT OF SUBLOT B OF LOT 1 PT OR 2252/1139

ESCLUSA-TORRES FROILAN/SELLES-ESCLUSA LUISA V
202 S 12TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0230-01A1

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	02	SHED 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

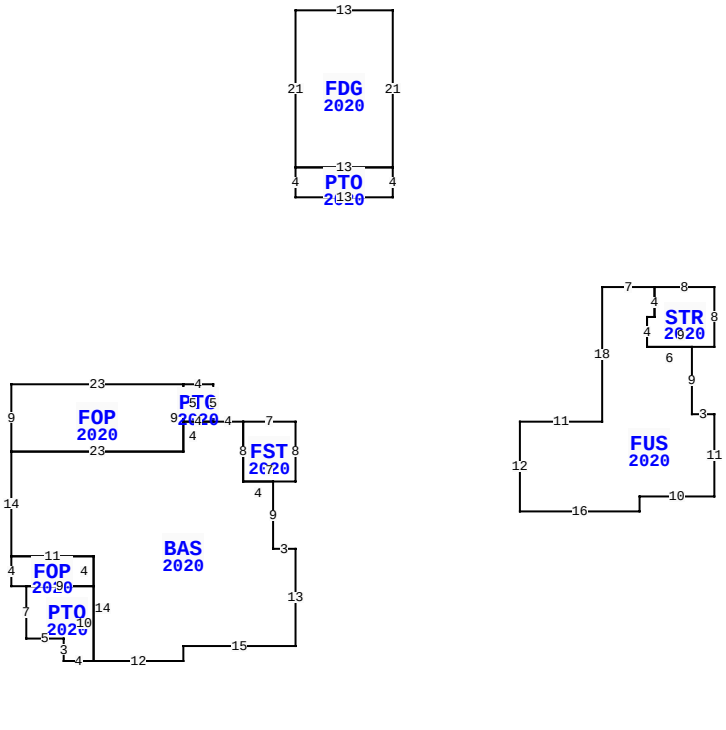
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	857	100	857	127,251
FDG	273	60	164	24,352
FOP	44	30	13	1,930
FOP	207	30	62	9,206
FST	56	55	31	4,603
FUS	467	100	467	69,342
PTO	20	5	1	148
PTO	52	5	3	446
PTO	75	5	4	594
STR	68	10	7	1,040
TOTALS	2,119		1,609	238,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,609	125.6640	149.23	240,111	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 1324 HX Base Yr 2021



202 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		238,910
TOTAL MARKET OB/XF VALUE		2,883
TOTAL LAND VALUE - MARKET		108,000
TOTAL MARKET VALUE		349,793
SOH/AGL Deduction		77,773
ASSESSED VALUE		272,020
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		222,020
TOTAL JUST VALUE		349,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200065	NEW CONSTR	173,762	03/10/2020
20200066	GARAGE	11,592	03/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2252/1139	1/30/2019	WD	Q	V	01	76,500
GRANTOR: R4 DEVELOPMENT CO LLC						
GRANTEE: ESCLUSA-TORRES FROI						
2198/1772	5/24/2018	WD	U	I	17	138,000
GRANTOR: AMERICAN LEGION DPT O						
GRANTEE: R4 DEVELOPMENT CO L						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2020] W7 BAS=[YR=2020] W4 PTO=[YR=2020] N5 W4 FOP=[YR=2020] W23 S9 E23 N9 $ S5 E4 $ W4 S4 W23 S14 FOP=[YR=2020] S4 E2 PTO=[YR=2020] S7 E5 S3 E4 N10 W9 $ E9 N4 W11 $ E11 S14 E12 N2 E15 N13 W3 N9 W4 N8 $ S8 E7 N8 $ PTR= E30 FUS=[YR=2020] E11 N18 E7 STR=[YR=2020] E8 S8 W9 N4 E1 N4 $ S4 W1 S4 E6 S9 E3 S11 W10 S2 W16 N12 $W30 $ PTR= N30 PTO=[YR=2020] E13 N4 FDG=[YR=2020] N21 W13 S21 E13 $ W13 S4 $ S30 $.

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	100	0	0	448.00	SF	6.50	6.50	100	2020	2020	3	99	2,883	

LAND DESCRIPTION

TOTAL OB/XF 2,883

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	100		R-2	54.00	100.00	54.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	108,000							

REVIEW DATE 10/06/2020 BY RK Total Acres: 0.00 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 08/02/2023 BY SYS