

BLOCK 230 S 55 FT OF SUB A
OF 4 N 20 FT OF SUB B OF 4
OR 161 PG 314 &

WESLEY MARIE B LIVING TRUST/WESLEY MARIE B TRUSTEE
312 S 12TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0230-04A2



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	1.5	100
Frame	03	MASONRY 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

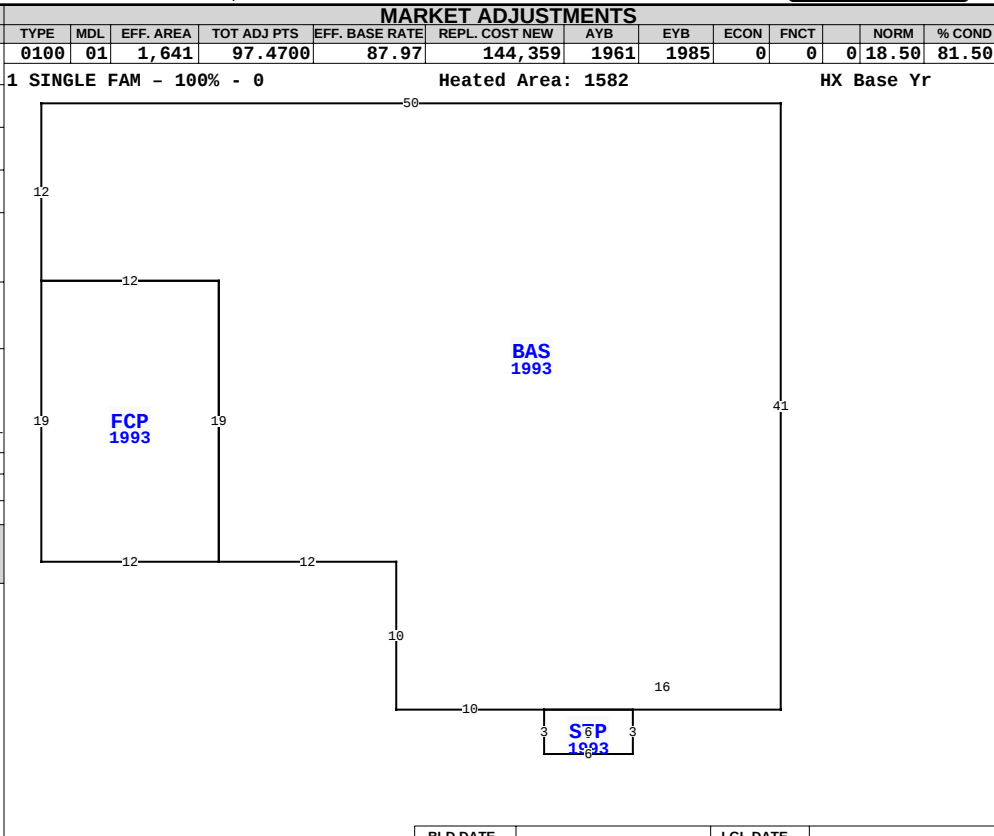
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,582	100	1,582	113,423
FCP	228	25	57	4,086
STP	18	10	2	143
TOTALS	1,828		1,641	117,653

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R

1	0810	CONCRETE A	0	100	0	0	800.00	SF	6.50
2	0810	CONCRETE A	0	100	7	8	56.00	SF	6.50
3	0810	CONCRETE A	0	100	19	8	152.00	SF	6.50
4	0940	SHEDS/PORT	0	100	16	14	224.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-2	75.00	100.00	75.00



312 S 12TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1961	1961	3	20	1,040	
100	2000	2000	3	80	291	
100	2000	2000	3	80	790	
100	1992	1992	3	20	1,344	

TOTAL OB/XF									
3,465									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		117,653	
TOTAL MARKET OB/XF VALUE		3,465	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		271,118	
SOH/AGL Deduction		201,022	
ASSESSED VALUE		70,096	
TOTAL EXEMPTION VALUE		HX HB WX DX	55,096
BASE TAXABLE VALUE		15,000	
TOTAL JUST VALUE		271,118	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		239,309	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091552	H/AC	3,000	11/12/2009
20062417	OTHER	1,800	10/26/2006
6264	REPAIR/RRF	4,000	11/15/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2268/1009	4/15/2019	WD U	I	I	11
GRANTOR: WESLEY MARIE B					
GRANTEE: WESLEY MARIE B LIVI					
0243/0511	7/01/1977	WD U	I		5,700
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W50 S12 FCP=[YR=1993] S19 E12 N19 W12\$ E12 S19 E12 S10 E10 STP=[YR=1993] S3 E6 N3 W6\$ E16 N41\$.									