BLK 231 TRACT A OF LOT 1
IN OR 808/156
CITY OF FDNA BCH

THOMPSON GEORGE
331 12TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0231-01A0

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

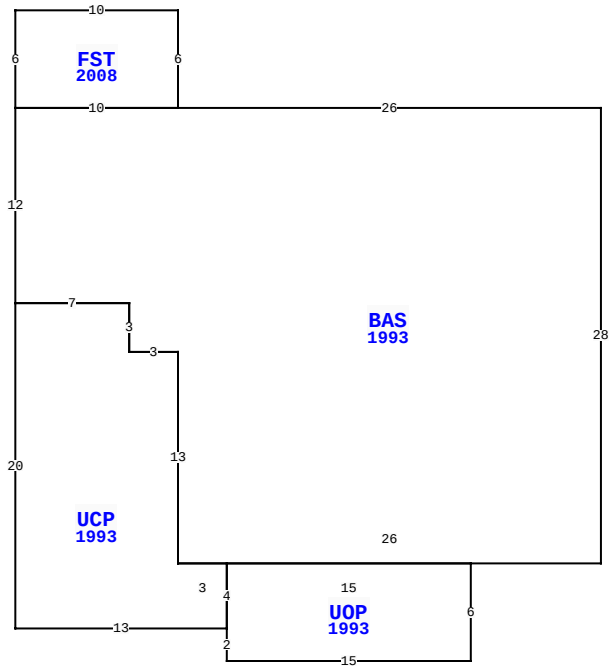
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	857	100	857	79,256
FST	60	55	33	3,051
UCP	203	20	41	3,791
UOP	90	20	18	1,665
TOTALS	1,210		949	87,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	949	114.8094	103.62	98,335	1958	2000	0	0	0	10.75	89.25

1 SINGLE FAM – 0% - 0 Heated Area: 857 HX Base Yr



1204 DATE 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	87,764
TOTAL MARKET OB/XF VALUE	3,640
TOTAL LAND VALUE - MARKET	137,600
TOTAL MARKET VALUE	229,004
SOH/AGL Deduction	78,361
ASSESSED VALUE	150,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,643
TOTAL JUST VALUE	229,004
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112028	REPAIR/RRF	700	11/10/2011
972133	XFOB	0	10/08/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0808/0156	9/30/1997	WD	Q	I		23,600

GRANTOR: WOODS DORIS BENNETT
GRANTEE: THOMPSON GEORGE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FST=[YR=2008] N6W10S6E10 $W10S12
UCP=[YR=1993] S20E13 UOP=[YR=1993] S2E15N6W15S4$N4W3N13W3
N3W7$E7S3E3S13E26N28$.

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	2000	2000	3	80	3,640	

LAND DESCRIPTION

TOTAL OB/XF 3,640

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	0006	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 05/08/2017 BY DJX Total Acres: 0.00 Total Land Value: 137,600 Market: 0 Agricultural: 0 Common: 137,600 PRINTED 08/02/2023 BY SYS