BLOCK 232 LOT W1/2 OF D OF 1
& W1/2 OF N 14 FT OF C OF 1
IN OR 359 PG 521

MCNEIL PETE SR EST &/MILLER MINNIE EST
C/O WANDA BLUE, PO BOX 1932
FERNANDINA BEACH, FL 32035-1932

2023

00-00-31-1800-0232-01D2

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

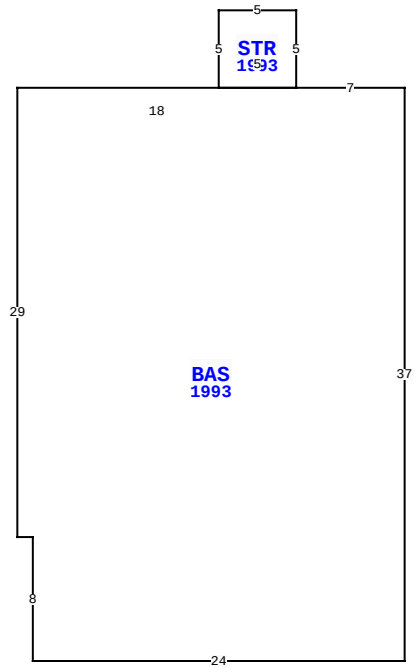
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	917	100	917	60,423
STR	25	10	2	131
TOTALS	942		919	60,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	919	95.0076	85.74	78,795	1950	1985	0	0	0	23.15	76.85

1 SINGLE FAM – 0% - 0 Heated Area: 917 HX Base Yr



1212 FIR ST, FERNANDINA BEACH

BLD DATE	04/07/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	60,554
TOTAL MARKET OB/XF VALUE	1,638
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	162,192
SOH/AGL Deduction	58,416
ASSESSED VALUE	103,776
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,776
TOTAL JUST VALUE	162,192
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0359/0521	5/01/1982	WD	U	I		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 STR=[YR=1993] N5W5S5E5$ W18S29E1S8 E24N37$.

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	0940	SHEDS/PORT	0	0	10	21	210.00	SF	30.00	30.00	100	1980	1980	3	20	1,260	
2	0350	CARPORT WD	0	0	20	11	220.00	SF	8.58	8.58	100	1980	1980	3	20	378	

LAND DESCRIPTION

TOTAL OB/XF 1,638

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	100,000							

REVIEW DATE 05/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS