

BLOCK 232 SO 44 FT OF SUB B
OF LOT 2 & NO 6 FT OF SUB A
OF LOT 3

GLYNN LOVEY LLC
96972 BLACKROCK RD
YULEE, FL 32097

2023

00-00-31-1800-0232-02B2



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
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	3	100
Bathrooms	1	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD\$ Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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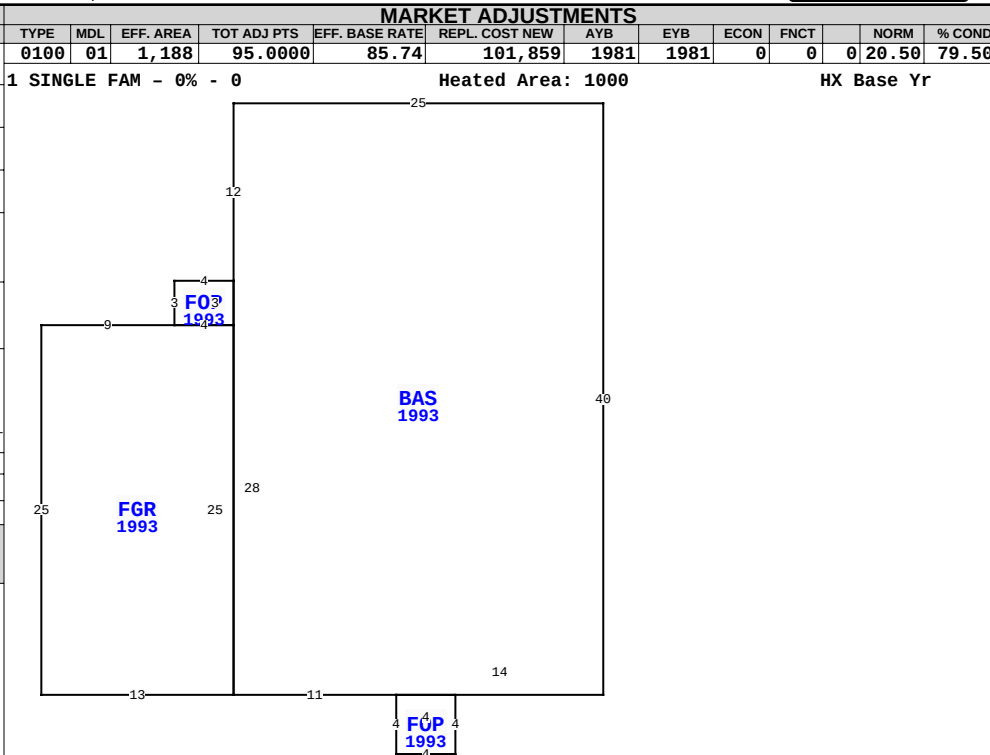
NEIGHBORHOOD/LOC	1009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	68,163
FGR	325	55	179	12,201
FOP	12	30	4	273
FOP	16	30	5	341

TOTALS	1,353	1,188	80,978
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	47	9			6.50	100	1981
2	0810	CONCRETE A	0	0	17	3			6.50	100	1981

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		R-2	50.00	100.00	50.00	FF	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

630 S 12TH ST, FERNANDINA BEACH

L N	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	47	9			6.50	100	1981	1981	3	38	1,045	
2	0810	CONCRETE A	0	0	17	3			6.50	100	1981	1981	3	38	126	

TOTAL OB/XF												1,171
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	:	
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		80,978	
TOTAL MARKET OB/XF VALUE		1,171	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		182,149	
SOH/AGL Deduction		4,252	
ASSESSED VALUE		177,897	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		177,897	
TOTAL JUST VALUE		182,149	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		161,725	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102207	H/AC	2,000	12/30/2010
2004268	REMODEL	1,000	10/30/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2535/1948	9/09/2021	WD	U	I	11	100	
GRANTOR: MITCHELL GLYNN B							
GRANTEE: GLYNN LOVEY LLC							
0723/0797	2/06/1995	MD	U	I	05	16,200	
GRANTOR: UNITED STATES MARSHAL							
GRANTEE: UNITED STATES OF AM							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W25 S12 FOP=[YR=1993] W4S3 FGR=[YR=1993] W9 S25E13N25W4\$E4N3\$ S28 E11 FOP=[YR=1993] S4E4N4W4\$E14 N40\$.											