BLOCK 232 SO 50 FT OF SUB A OF
LOT 3
CITY OF FDNA BEACH

MY FLORIDA HOME SOLUTIONS LLC
7643 GATE PARKWAY STE 104-857
JACKSONVILLE, FL 32256

2023

00-00-31-1800-0232-03A2

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

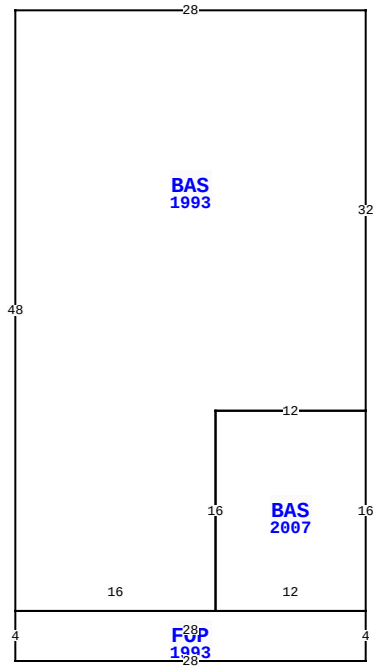
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	77,059
BAS	192	100	192	12,843
FOP	112	30	34	2,274
TOTALS	1,456		1,378	92,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,378	92.5300	83.51	115,077	1981	1981	0	0	0	19.90	80.10

1 SINGLE FAM – 0% - 2023 Heated Area: 1344 HX Base Yr



632 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	92,177
TOTAL MARKET OB/XF VALUE	934
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	193,111
SOH/AGL Deduction	0
ASSESSED VALUE	193,111
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,111
TOTAL JUST VALUE	193,111
NCON VALUE	93,111
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032708	ELEC OTHER	2,000	03/17/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/1365	6/28/2023	WD	Q	I	01	245,000
GRANTOR: MOORE REGINA M						
GRANTEE: MY FLORIDA HOME SOL						
2609/0971	11/21/2021	QC	U	I	11	100
GRANTOR: LEE BRAD B & SYLVIA A						
GRANTEE: MOORE REGINA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S48 FOP=[YR=1993] S4 E28 N4 BAS=[YR=2007] N16 W12 S16 E12$ W28$ E16 N16 E12 N32$.

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	42	9	378.00	SF	6.50	6.50	100	1981	1981	3	38	934	

LAND DESCRIPTION

TOTAL OB/XF 934

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		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 05/31/2019 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS