BLOCK 232 N'LY 50 FT OF SUB B
LOT 3
CITY OF FDNA BEACH

SCHWARTZ MARGIE &/COLLINS GEORGE
700 12TH ST S
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0232-03B0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

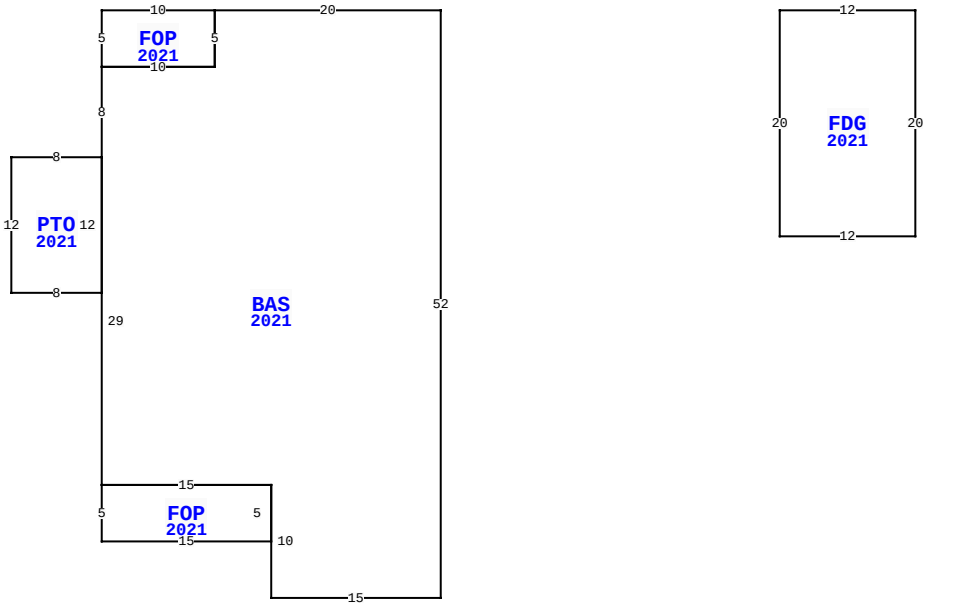
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	1,360	215,954
FDG	240	60	144	22,866
FOP	50	30	15	2,382
FOP	75	30	22	3,493
PTO	96	5	5	794
TOTALS	1,821		1,546	245,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,546	133.7220	158.79	245,489	2021	2021	0	0	0	0.00	100.00

2 SNGL FAM – 100% - 2022 Heated Area: 1360 HX Base Yr 2022



700 S 12TH ST, FERNANDINA BEACH

BLD DATE	03/27/2015 KK	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		245,489
TOTAL MARKET OB/XF VALUE		11,960
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		357,449
SOH/AGL Deduction		82,770
ASSESSED VALUE		274,679
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		224,679
TOTAL JUST VALUE		357,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211281	GARAGE	0	05/24/2021
20183505	NEW CONSTR	162,248	10/11/2018
B0180731	DEMOLITION	0	03/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2626/1984	3/23/2023	WD	U	I	11	100
GRANTOR: SCHWARTZ MARGIE & GEO						
GRANTEE: SCHWARTZ MARGIE & G						
2489/0758	8/13/2021	WD	Q	I	01	400,000
GRANTOR: LEWIS FREDERICK E JR						
GRANTEE: SCHWARTZ MARGIE & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 FOP=[YR=2021] W10 S5 E10 N5 $ S5 W10 S8 PTO=[YR=2021] W8 S12 E8 N12$ S29 FOP=[YR=2021] S5 E15 N5 W15$ E15 S10E15 N52$ PTR= E30 FDG=[YR=2021] E12 S20 W12 N20 $ W30 $.

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
2	0855	CONC PAVER	0	100	0	0	1,196.00	SF	10.00	10.00	100	2021	2021	3	100	11,960	

LAND DESCRIPTION

TOTAL OB/XF 11,960

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	100	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 02/14/2022 BY RK Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS