BLOCK 232 S42 FT OF SUB A OF
LOT 4 & N8 FT OF SUB B OF 4
IN OR 1188/902

SMITH LYNN
712 S 12TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0232-04A2

NASSAU COUNTY PROPERTY

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	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

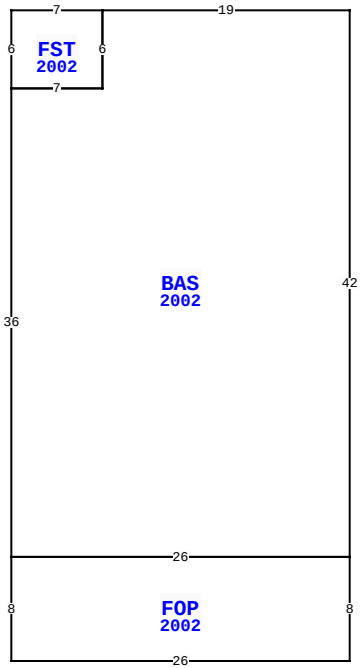
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	89,371
FOP	208	30	62	5,277
FST	42	55	23	1,958
TOTALS	1,300		1,135	96,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,135	104.5000	94.31	107,042	2002	2002	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2004 Heated Area: 1050 HX Base Yr 2004



712 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		96,605
TOTAL MARKET OB/XF VALUE		5,535
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		202,140
SOH/AGL Deduction		133,171
ASSESSED VALUE		68,969
TOTAL EXEMPTION VALUE	HX HB	43,969
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		202,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
020734	XFOB	1,000	04/26/2002
011794	NEW CONSTR	78,711	08/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1188/0902	11/14/2003	WD	U	I	06	49,000
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: SMITH LYNN						
0901/1806	10/04/1999	WD	Q	V		7,000
GRANTOR: SESSIONS GEORGIA N						
GRANTEE: NASSAU HABITAT FOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W19 FST=[YR=2002] W7 S6 E7 N6 $ S6 W7 S36
FOP=[YR=2002] S8 E26 N8 W26 $ E26 N42 $.

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	100	18	3	54.00	SF	6.50	6.50	100	2002	2002	3	83	291	
2	0810	CONCRETE A	0	100	0	0	972.00	SF	6.50	6.50	100	2002	2002	3	83	5,244	

LAND DESCRIPTION

TOTAL OB/XF 5,535

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		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 05/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS