BLOCK 233 W 100FT OF N 1/2
OF LOT 2
IN OR 1332/1276

ROBERTS TERRY LEE
77488 LUMBER CREEK BLVD
YULEE, FL 32097

2023

00-00-31-1800-0233-0023

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

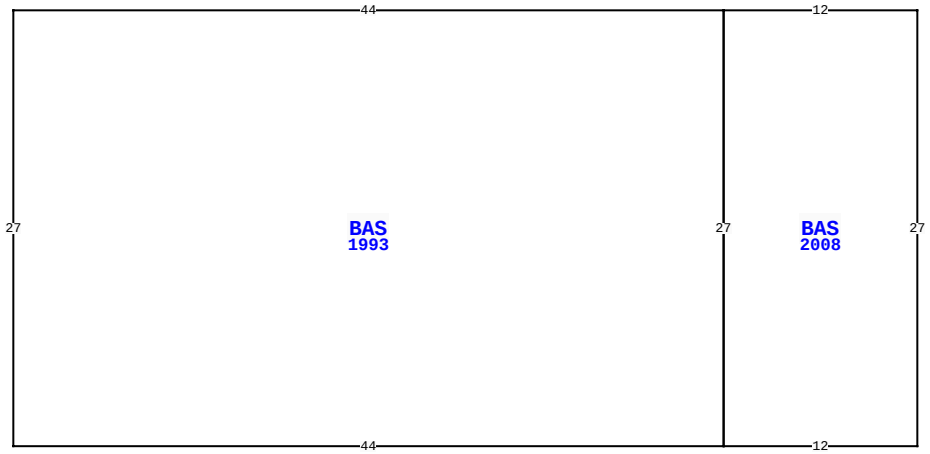
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,188	100	1,188	92,595
BAS	324	100	324	25,253
TOTALS	1,512		1,512	117,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,512	116.8614	105.47	159,471	1971	1985	0	0	0	26.10	73.90

1 SINGLE FAM – 0% - 0 Heated Area: 1512 HX Base Yr



816 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	117,849
TOTAL MARKET OB/XF VALUE	499
TOTAL LAND VALUE - MARKET	137,600
TOTAL MARKET VALUE	255,948
SOH/AGL Deduction	52,754
ASSESSED VALUE	203,194
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,194
TOTAL JUST VALUE	255,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180062	REMODEL	9,900	01/09/2018
20034364	REROOF & REPAIRS	0	12/29/2003
20034365	PLUMBING REPAIRS	0	12/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1332/1276	7/12/2005	QC	U	I	01	100
GRANTOR: ROBERTS NETTIE						
GRANTEE: ROBERTS NETTIE L/E						
0118/0646	12/29/1971	WD	Q	I		0
GRANTOR: BOHANNON LEWIS L & SH						
GRANTEE: ROBERTS EDGAR & NET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W12 BAS=[YR=1993] W44 S27E44 N27$S27E12N27$.

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	25	9	225.00	SF	6.50	6.50	100	1971	1971	3	23	336	
2	1243	WD DECK F	0	0	6	17	102.00	SF	8.00	8.00	100	2000	2000	3	20	163	

LAND DESCRIPTION

TOTAL OB/XF 499

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	86.00	100.00	86.00	FF		1.00	1.00	0.80	2,000.00	1,600.00	137,600							

REVIEW DATE 05/12/2017 BY DJX Total Acres: 0.00 Total Land Value: 137,600 Market: 0 Agricultural: 0 Common: 137,600 PRINTED 08/02/2023 BY SYS