BLOCK 213 LOT 11
IN OR 2210/794
SUB PT LOTS 3 & 8 BLOCK 213

RONCHETTA ROBERTO G & VALERIA
829 S 12TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-R213-0110

BUILDING CHARACTERISTICS

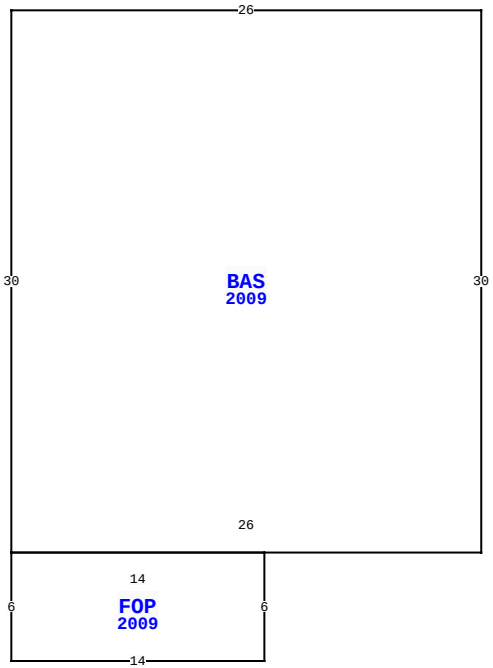
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	780	100	780	85,161
FOP	84	30	25	2,730
TOTALS	864		805	87,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	805	128.7000	116.15	93,501	2009	2009	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2019 Heated Area: 780 HX Base Yr 2019



829 S 12TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		87,891
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		114,660
TOTAL MARKET VALUE		202,551
SOH/AGL Deduction		90,566
ASSESSED VALUE		111,985
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		61,985
TOTAL JUST VALUE		202,551
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090950	NEW CONSTR	1,250	07/21/2009
20090871	NEW CONSTR	4,000	07/06/2009
20090824	NEW CONSTR	79,521	06/26/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/0794	7/16/2018	WD	Q	I	01	125,000
GRANTOR: KINGSNORTH-HELLER TRU						
GRANTEE: RONCHETTA ROBERTO G						
1966/0877	2/23/2015	QC	U	I	11	100
GRANTOR: HELLER STEVEN R & CHA						
GRANTEE: KINGSNORTH-HELLER T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W26S30 FOP=[YR=2009] S6E14N6 W14$ E26N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RS-2	57.00	100.00	57.33	FF		1.00	1.00	1.00	2,000.00	2,000.00	114,660							

REVIEW DATE 05/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 114,660 Market: 0 Agricultural: 0 Common: 114,660 PRINTED 08/02/2023 BY SYS