LOT W1/2 OF 45
SUB OF SEC 30 PB 1/5

THOMPSON MARY ELIZABETH
331 12TH ST
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-0800-0045-0020**

## 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 | 13 | LVT/LAMNT 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

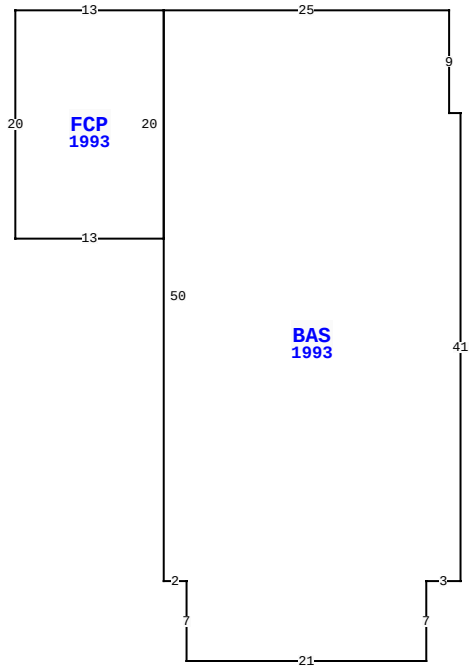
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2019.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,438 | 100 | 1,438 | 84,475 |
| FCP | 260 | 25 | 65 | 3,819 |
| TOTALS | 1,698 | | 1,503 | 88,293 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,503 | 107.1714 | 101.81 | 153,020 | 1900 | 1950 | 0 | 0 | 0 | 42.30 | 57.70 |

1 SINGLE FAM – 0% - 0 Heated Area: 1438 HX Base Yr




714 BONNIEVIEW RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 88,293 |
| TOTAL MARKET OB/XF VALUE | 1,152 |
| TOTAL LAND VALUE - MARKET | 165,000 |
| TOTAL MARKET VALUE | 254,445 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 254,445 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 254,445 |
| TOTAL JUST VALUE | 254,445 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 250,685 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8402 | REPAIR/RRF | 4,000 | 09/28/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2720/1480 | 6/17/2024 | PR | U | I | 19 | 100 |
| GRANTOR: RAYSOR KENDRA T AS PR | | | | | | |
| GRANTEE: THOMPSON MARY ELIZA | | | | | | |
| 0956/0817 | 10/31/2000 | WD | U | I | 15 | 11,600 |
| GRANTOR: BROWN CORLISS E M & E | | | | | | |
| GRANTEE: THOMPSON GEORGE E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W25 FCP=[YR=1993] W13S20 E13 N20$ S50 E2 S7 E21 N7 E3 N41 W1 N9$.

## 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 | 0511 | GARAGE CB- | 0 | 0 | 12 | 12 | 144.00 | SF | 40.00 | 40.00 | 100 | 1950 | 1950 | 3 | 20 | 1,152 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,152

| 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 | 000115 | C | SFR ACRES | 0 | | RSF-2 | 0.00 | 0.00 | 1.65 | AC | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 165,000 | | | | | | | |

REVIEW DATE 08/02/2022 BY KBA Total Acres: 1.65 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS