



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

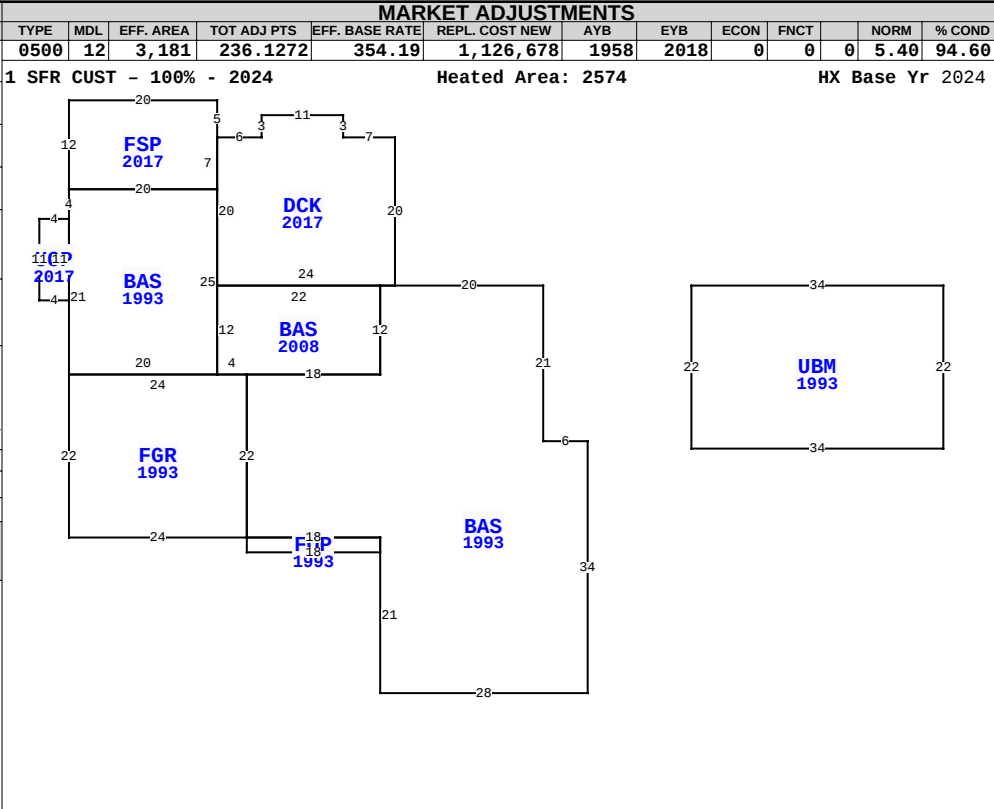
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	500	167,532
BAS	1,810	100	1,810	606,465
BAS	264	100	264	88,457
DCK	513	10	51	17,089
FGR	528	55	290	97,168
FOP	36	30	11	3,686
FSP	240	40	96	32,166
UBM	748	20	150	50,260
UOP	44	20	9	3,016

TOTALS	4,683		3,181	1,065,837
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1958
2	0810	CONCRETE A	0 100	0	0	2,235.00	SF	6.50	6.50	100	1958
3	0812	CONCRETE C	0 100	0	0	2,015.00	SF	4.00	4.00	100	1998
4	1127	BRICK 8"	0 100	0	0	147.00	SF	11.00	11.00	100	2017
5	0825	BRICK	0 100	0	0	1,074.00	SF	12.50	12.50	100	2017
6	0350	CARPORT WD	0 100	0	0	620.00	SF	13.00	13.00	100	2024
7	0300	BOAT DCK W	0 100	110	4	440.00	SF	40.00	40.00	100	2024
8	0310	AL GANG WY	0 100	20	0	20.00	LF	115.00	115.00	100	2024
9	0303	FLT DOCK W	0 100	0	0	155.00	SF	26.00	26.00	100	2024

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000130	C	SFR WATER	100		R-1	111.00	318.00	111.00	FF	



112 N WOLFF ST, FERNANDINA BEACH

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1958
2	0810	CONCRETE A	0 100	0	0	2,235.00	SF	6.50	6.50	100	1958
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						1,065,837					
TOTAL MARKET OB/XF VALUE						50,793					
TOTAL LAND VALUE - MARKET						721,500					
TOTAL MARKET VALUE						1,838,130					
SOH/AGL Deduction						344,460					
ASSESSED VALUE						1,493,670					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						1,443,670					
TOTAL JUST VALUE						1,838,130					
NCON VALUE						701,554					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						816,863					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0052	ADDI 1364 COND	450,000	02/15/2024
20163223	DECK	240,000	11/22/2016
20162527	DEMODECK	500	09/16/2016
20120857	REPLACE WNDOW & D	2,826	05/14/2012
20112297	ELEC OTHER	150	12/28/2011
20101524	3 STORM SHUTTER W	400	09/09/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2662/230	8/18/2023	WD	Q	I	01	3,000,000	
GRANTOR: SMITH CHARLES M JR &							
GRANTEE: KING THOMAS E & ELL							
2052/0965	6/13/2016	WD	Q	I	01	600,000	
GRANTOR: HARNAGE GARY CARLTON							
GRANTEE: SMITH CHARLES M JR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W20 DCK=[YR=2017] N20 W7 N3 W11 S3 W6 FSP=[YR=2017] N5 W20 S12 BAS=[YR=1993] S4 UOP=[YR=2017] W4 S11 E4 N11\$ S21 FGR=[YR=1993] S22 E24 N22 BAS=[YR=2008] E18 N12 W22 S12 E4\$ W24\$ E20 N25 W20\$ E20 N7\$ S20 E24\$ W2 S12 W18 S22 FOP=[YR=1993] S2 E18 N2 W18\$ E18 S21 E28 N34W6 N21\$ PTR= E20 UBM=[YR=1993] E34 S22 W34 N22\$ W20\$.											