

LOT 27
IN OR 2017/658
FOREST HILLS #1 PB 2/76

SHAFFER APRIL A
512 STANLEY DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-128A-0027-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 70		
Exterior Wall	05	AVERAGE 30		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	03	PLASTER 50		
Interior Wall	05	DRYWALL 50		
Interior Floor	14	CARPET 60		
Interior Floor	08	SHT VINYL 40		
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		
Quality		04	Quality Level 04	
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	1,607	100	1,607	234,428
BAS	678	100	678	98,906
FGR	192	55	106	15,463
FOP	24	30	7	1,022
FOP	132	30	40	5,835
PTO	396	5	20	2,918
STP	24	10	2	292
TOTALS	3,053		2,460	358,863

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	2,460	139.2653	174.08	428,237	1954	1990	0	0	0 16.20	83.80
1 SNGL FAM - 100% - 2023 Heated Area: 2285 HX Base Yr 2023											
512 STANLEY DR, FERNANDINA BEACH											
BLD DATE		10/06/2014		KK		LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2			Tax Dist:				
BUILDING MARKET VALUE				358,863			
TOTAL MARKET OB/XF VALUE				13,517			
TOTAL LAND VALUE - MARKET				275,000			
TOTAL MARKET VALUE				647,380			
SOH/AGL Deduction				48,703			
ASSESSED VALUE				598,677			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				548,677			
TOTAL JUST VALUE				647,380			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				581,240			