

BLOCK 10 LOT N 1/2 OF 9
IN OR 221 PG 530
OLD TOWN

THOMPSON MARY E
331 SOUTH 12TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1580-0010-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	773	100	773	145,018
BAS	160	100	160	30,017
FOP	174	30	52	9,755
UOP	60	20	12	2,251
TOTALS	1,167		997	187,043

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	0	6	6		36.00	SF 6.50	100	1960	1960	3
2	0810	CONCRETE A	0	0	4	6		24.00	SF 6.50	100	2004	2004	3
3	1242	WD DECK A	0	0	4	3		12.00	SF 10.00	100	2004	2004	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	SFR	0	0010	OT-1	47.00	47.00	46.60	FF		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	
0100	01	997	129.4920	123.02	122,651	1940	1940	0	162.5	27.75	152.50		
1 SINGLE FAM - 0% - 0													
Heated Area: 933													
HX Base Yr													
906 SOMERUELUS ST, FERNANDINA BEACH													
BLD DATE: 04/18/2024 MLU													
XF DATE: 04/18/2024													
INC DATE: 04/18/2024													
LGL DATE: 04/18/2024													
LAND DATE: 04/18/2024													
AG DATE: 04/18/2024													

TOTAL OB/XF													
204													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		187,043	
TOTAL MARKET OB/XF VALUE		204	
TOTAL LAND VALUE - MARKET		148,538	
TOTAL MARKET VALUE		335,785	
SOH/AGL Deduction		112,938	
ASSESSED VALUE		222,847	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		222,847	
TOTAL JUST VALUE		335,785	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		300,226	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034104	REMODEL	3,000	11/06/2003
20034027	REMODEL	1,000	10/20/2003
20033899	H/AC	3,000	09/26/2003
20033473	REMODEL	26,000	07/14/2003
20033474	REPAIR/RRF	6,000	07/14/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0221/0530	1/01/1976	WD	Q	I		4,500	
GRANTOR:							
GRANTEE:							
0113/0801	1/01/1971	TA	Q	I		4,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES													
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BUILDING DIMENSIONS													
UOP=[YR=2004] W10 S6 BAS=[YR=1993] W6 BAS=[YR=2004] N8 W20 S8 E20\$ W20 S24 FOP=[YR=1993] S6 E29 N6 W29\$ E29 N13 E7 N11 W10\$ E10 N6\$.													