BLOCK 152 LOTS 31 & 32
IN OR 829/1459
CITY OF FDNA BEACH

DEVORE ROSALIE O
612 GUM ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0152-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

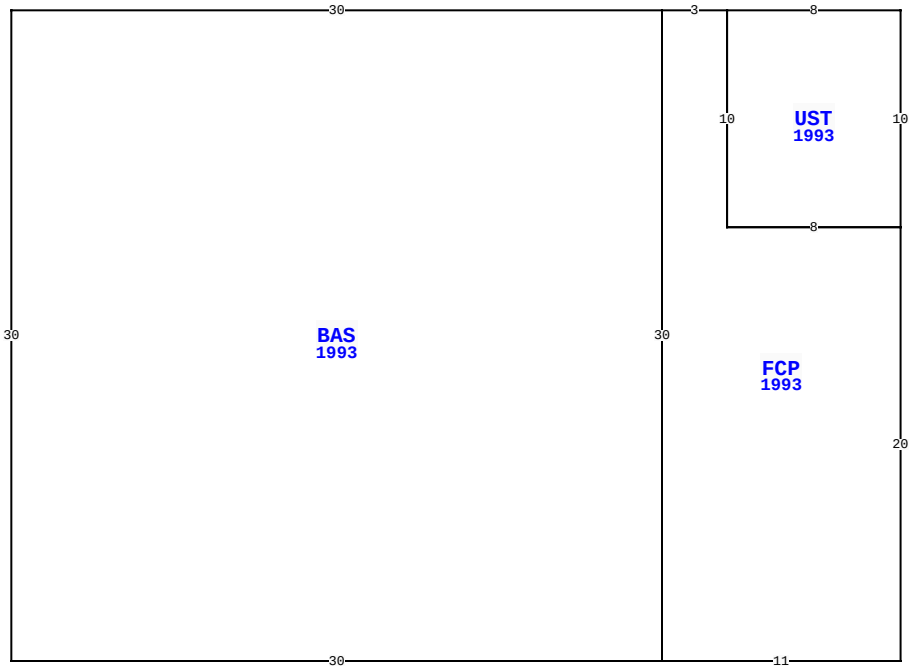
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	80,576
FCP	250	25	62	5,551
UST	80	45	36	3,223
TOTALS	1,230		998	89,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	998	112.8600	107.22	107,006	1946	1990	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 1999 Heated Area: 900 HX Base Yr 1999



612 GUM ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		89,350
TOTAL MARKET OB/XF VALUE		1,128
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		250,478
SOH/AGL Deduction		204,987
ASSESSED VALUE		45,491
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,491
TOTAL JUST VALUE		250,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100636	METAL ROOF	2,600	04/21/2010
20091761	200 AMP SERVICE	2,000	12/28/2009
4219	REPAIR/RRF	3,700	03/19/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0829/1459	4/15/1998	WD	U	I		45,000

GRANTOR: COX AUSTIN C & MERLE
GRANTEE: DEVORE ROSALIE O

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W8 FCP=[YR=1993] W3 BAS=[YR=1993] W30 S30 E30 N30$ S30 E11N20 W8 N10$ S10 E8 N10$.

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	0810	CONCRETE A	0	100	0	0	159.00	SF	6.50	6.50	100	1994	1994	3	68	703	
2	0810	CONCRETE A	0	100	0	0	110.00	SF	6.50	6.50	100	1968	1968	3	20	143	
3	0820	WOOD WALK	0	100	20	3	60.00	SF	11.75	11.75	100	2010	2010	3	40	282	

LAND DESCRIPTION

TOTAL OB/XF 1,128

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	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	0.80	4,000.00	3,200.00	160,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS