BLOCK 214 SUB C OF 8
IN OR 895/1423
CITY OF FDNA BEACH

THOMPSON MARY E
331 S 12TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0214-08C0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

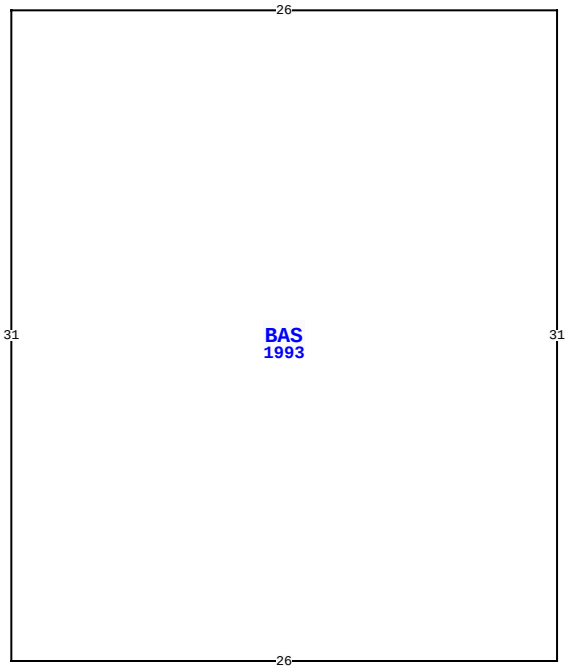
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	806	100	806	50,793
TOTALS	806		806	50,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	806	90.2500	85.74	69,106	1968	1985	0	0	0	26.50	73.50

1 SINGLE FAM – 0% - 0 Heated Area: 806 HX Base Yr



703 S 12TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
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	50,793
TOTAL MARKET OB/XF VALUE	5,056
TOTAL LAND VALUE - MARKET	123,200
TOTAL MARKET VALUE	179,049
SOH/AGL Deduction	61,599
ASSESSED VALUE	117,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,450
TOTAL JUST VALUE	179,049
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
985060	XFOB	800	03/01/1999
984055	HOUSEMVING	8,000	07/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0895/1423	8/18/1999	WD	Q	I		24,800
GRANTOR: ELM STREET CHURCH OF						
GRANTEE: THOMPSON GEORGE E &						
0822/0438	2/10/1998	WD	U	V	07	100
GRANTOR: JACKSON AMANDA						
GRANTEE: ELM ST CHURCH OF GO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S31 E26 N31 $.

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	0819	CONC 12"	0	0	4	4	16.00	SF	9.50	9.50	100	1998	1998	3	75	114	
2	0819	CONC 12"	0	0	4	4	16.00	SF	9.50	9.50	100	1998	1998	3	75	114	
3	0810	CONCRETE A	0	0	4	22	88.00	SF	6.50	6.50	100	1998	1998	3	75	429	
4	0810	CONCRETE A	0	0	13	3	39.00	SF	6.50	6.50	100	1999	1999	3	77	195	
5	0810	CONCRETE A	0	0	0	0	840.00	SF	6.50	6.50	100	1999	1999	3	77	4,204	

LAND DESCRIPTION

TOTAL OB/XF 5,056

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	0		R-2	56.00	100.00	56.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	123,200							

REVIEW DATE 05/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 123,200 Market: 0 Agricultural: 0 Common: 123,200 PRINTED 08/06/2024 BY SYS