

BLOCK 214 LOT N 50
FT OF S 72 FT OF C OF 10
AS TO PAR 1

FLETCHER CARY S & THOMAS S
611 S 12TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0214-10C2



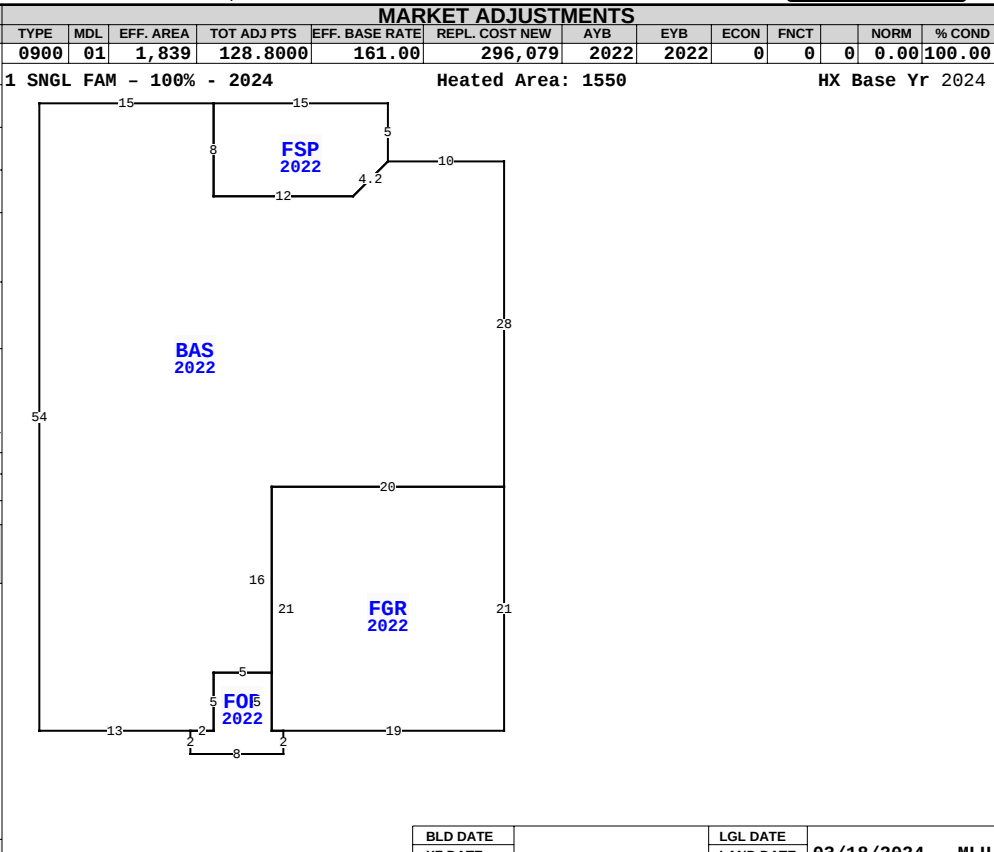
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	1,550	100	1,550	249,550
FGR	420	55	231	37,191
FOP	41	30	12	1,932
FSP	116	40	46	7,406
TOTALS	2,127		1,839	296,079

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	769.00	SF	6.50	6.50	
2	0475	VF 4 SBPL	0	100	0	0	162.00	LF	14.00	14.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		R-2	50.00	100.00	50.00	FF	



611 S 12TH ST, FERNANDINA BEACH											
TOTAL OB/XF 7,541											

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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		R-2	50.00	100.00	50.00	FF	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 296,079											
TOTAL MARKET OB/XF VALUE 7,541											
TOTAL LAND VALUE - MARKET 110,000											
TOTAL MARKET VALUE 413,620											
SOH/AGL Deduction 147,042											
ASSESSED VALUE 266,578											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 216,578											
TOTAL JUST VALUE 413,620											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 388,842											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211714	NEW CONSTR	0	02/28/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2608/1970	12/16/2022	WD	Q	I	01	557,300	
GRANTOR: COLE & CARSON INC							
GRANTEE: FLETCHER CARY S & T							
2527/1019	7/12/2021	WD	U	V	11	100	
GRANTOR: GIBBS MICHAEL							
GRANTEE: COLE & CARSON INC							

BUILDING NOTES											
BAS=[YR=2022;ORIG=0,0] W10 D3L3 W12 N8 W15 S54 E13 E2 N5 E5											
N16 E20 N28 \$											
FGR=[YR=2022;ORIG=-19,49] E19 N21 W20 S21 E1 \$											
FSP=[YR=2022;ORIG=-10,0] N5 W15 S8 E12 U3R3 \$											
FOP=[YR=2022;ORIG=-27,49] S2 E8 N2 W1 N5 W5 S5 W2 \$											