BLOCK 230 SUBLOT B OF LOT 1
(EX THE N'LY 32 FT)
CITY OF FDNA BEACH

DUFF SUSAN J L/E/
204 S 12TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0230-01B0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

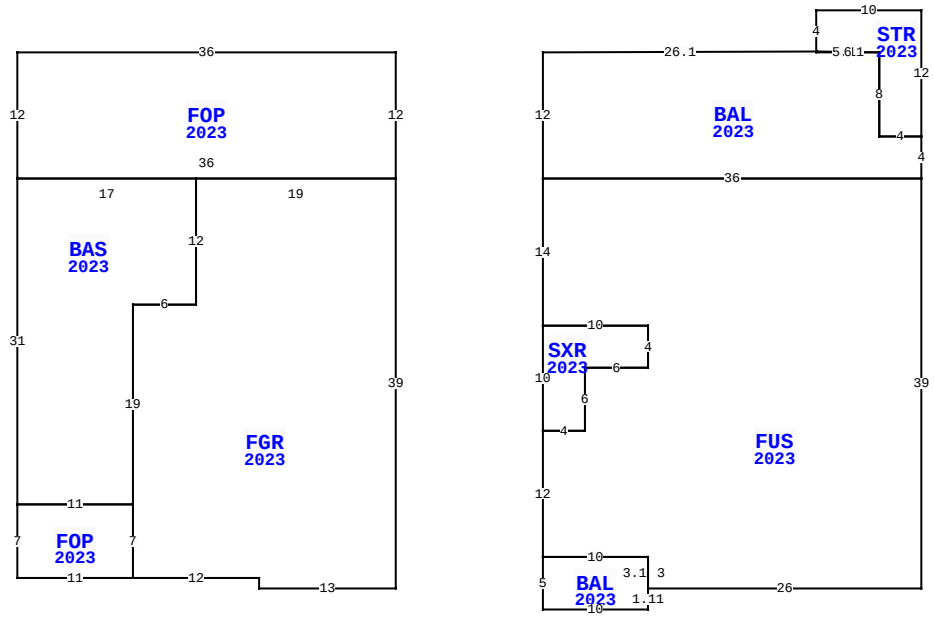
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
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
BAL	50	15	8	1,503
BAL	401	15	60	11,272
BAS	413	100	413	77,590
FGR	891	55	490	92,056
FOP	77	30	23	4,321
FOP	432	30	130	24,423
FUS	1,310	100	1,310	246,110
STR	72	10	7	1,315
SXR	64	10	6	1,127
TOTALS	3,710		2,447	459,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,447	125.2440	187.87	459,718	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 1723 HX Base Yr 2024



204 S 12TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		459,718
TOTAL MARKET OB/XF VALUE		22,366
TOTAL LAND VALUE - MARKET		118,800
TOTAL MARKET VALUE		600,884
SOH/AGL Deduction		0
ASSESSED VALUE		600,884
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		545,884
TOTAL JUST VALUE		600,884
NCON VALUE		482,084
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211310	NEW CONSTR	0	06/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/0010	9/12/2022	LE	U	V	11	100
GRANTOR: DUFF SUSAN J						
GRANTEE: DUFF RACHEL LEIGH &						
2363/0336	5/21/2020	WD	Q	V	01	130,000
GRANTOR: RIVER GREEN ESTATES L						
GRANTEE: DUFF WILLIAM D & SU						

BUILDING NOTES

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	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2023	2023		100	10,200	
2	0810	CONCRETE A	0	100	21	12	252.00	SF	6.50	6.50	100	2023	2023		100	1,638	
3	0855	CONC PAVER	0	100	0	0	759.00	SF	10.00	10.00	100	2023	2023		100	7,590	
4	0475	VF 4 SBPL	0	100	0	0	167.00	LF	14.00	14.00	100	2023	2023		100	2,338	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2023	2023		100	600	

BUILDING DIMENSIONS

FOP=[YR=2023;ORIG=30,10] E36 S12 W36 N12 $
BAS=[YR=2023;ORIG=47,22] W17 S31 E11 N19 E6 N12 $
FGR=[YR=2023;ORIG=66,22] W19 S12 W6 S19 S7 E12 S1 E13 N39 $
FOP=[YR=2023;ORIG=41,53] W11 S7 E11 N7 $
BAL=[YR=2023;ORIG=80,10] U0.1R26.1 D0.1R5.11 S8 E4 S4 W36 N12 $
STR=[YR=2023;ORIG=112,18] E4 N12 W10 S4 E6 S8 $
FUS=[YR=2023;ORIG=116,22] W36 S14 E10 S4 W6 S6 W4 S12 E10 S3 E26 N39 $
SXR=[YR=2023;ORIG=90,36] W10 S10 E4 N6 E6 N4 $
BAL=[YR=2023;ORIG=80,58] E10 S3.1 S1.11 W10 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 22,366

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		R-2	54.00	100.00	54.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	118,800							

REVIEW DATE 07/18/2023 BY TW Total Acres: 0.00 Total Land Value: 118,800 Market: 0 Agricultural: 0 Common: 118,800 PRINTED 08/06/2024 BY SYS