



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 AL SIDING 50
Exterior Wall	27 PREFIN MTL 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 50
Interior Floo	14 CARPET 50
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
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	

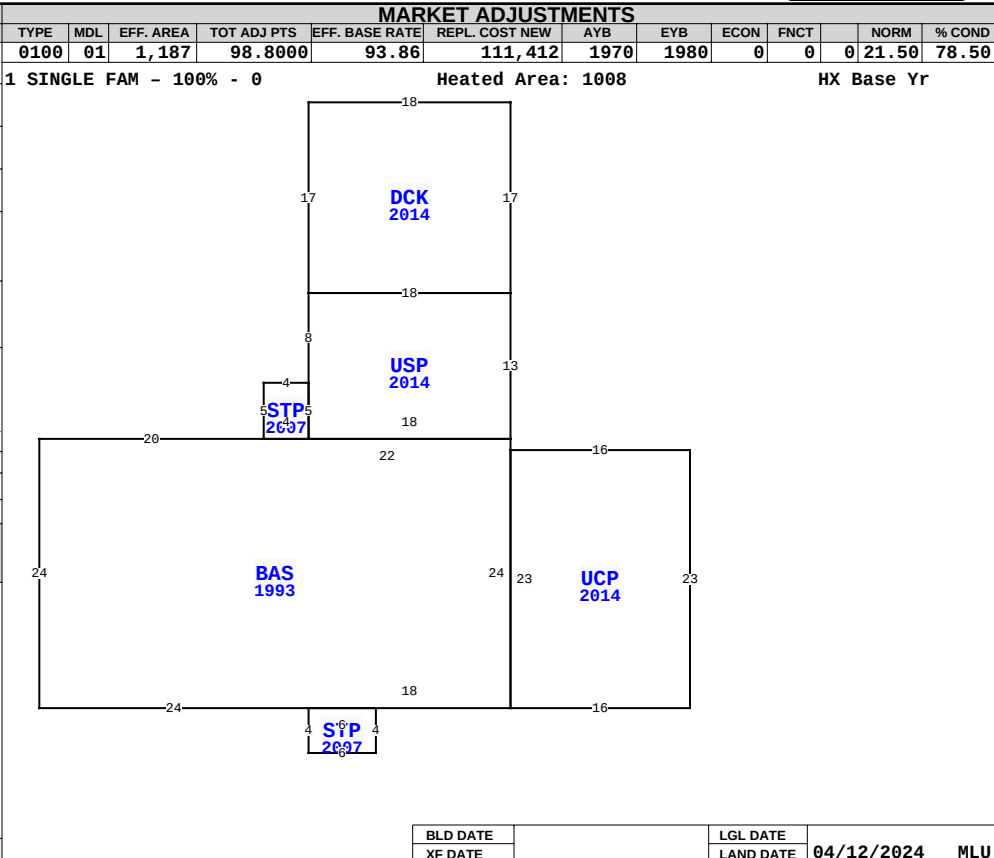
NEIGHBORHOOD/LOC	1009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	74,270
DCK	306	10	31	2,284
STP	20	10	2	148
STP	24	10	2	148
UCP	368	20	74	5,453
USP	234	30	70	5,157

TOTALS	1,960		1,187	87,458
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	8	10	80.00	SF	30.00	30.00	100	2000
2	0751	UOP	0 100	10	9	90.00	SF	10.00	10.00	100	2009
3	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	2009
4	0810	CONCRETE A	0 100	0	0	128.00	SF	6.50	6.50	100	2009
5	0810	CONCRETE A	0 100	0	0	72.00	SF	6.50	6.50	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-2	86.00	100.00	86.00	FF	



206 S 12TH ST, FERNANDINA BEACH					INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
80.00	SF	30.00	30.00	100	2000	2000	3	20	480		
90.00	SF	10.00	10.00	100	2009	2009	3	56	504		
144.00	SF	30.00	30.00	100	2009	2009	3	40	1,728		
128.00	SF	6.50	6.50	100	2009	2009	3	90	749		
72.00	SF	6.50	6.50	100	2009	2009	3	90	421		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		87,458	
TOTAL MARKET OB/XF VALUE		3,882	
TOTAL LAND VALUE - MARKET		189,200	
TOTAL MARKET VALUE		280,540	
SOH/AGL Deduction		219,126	
ASSESSED VALUE		61,414	
TOTAL EXEMPTION VALUE		HX HB	36,414
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		280,540	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		225,365	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1107/0488	1/14/2003	WD U	I	I	01	100	
GRANTOR: PETERSON WAYNE & DEWA							
GRANTEE: PETERSON WAYNE & DE							
0980/0024	4/09/2001	WD U	I	I	18	100	
GRANTOR: WILLIAMS RETHA PETERS							
GRANTEE: WILLIAMS RETHA PETE							

BUILDING NOTES											

BUILDING DIMENSIONS											
DCK=[YR=2014] W18 S17 USP=[YR=2014] S8 STP=[YR=2007] W4S5 BAS=[YR=1993] W20 S24 E24 STP=[YR=2007] S4E6N4W6\$ E18 UCP=[YR=2014] E16 N23 W16 S23\$ N24 W22\$ E4 N5\$ S5 E18 N13 W18\$ E18 N17\$.											