

BLOCK 230 S 55 FT OF SUB A
OF 4 N 20 FT OF SUB B OF 4
OR 161 PG 314 &

WESLEY MARIE B LIVING TRUST/WESLEY MARIE B TRUSTEE
312 S 12TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0230-04A2



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	1.5	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	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,582	100	1,582	118,659
FCP	228	25	57	4,275
STP	18	10	2	150
TOTALS	1,828		1,641	123,085

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	800.00	SF	6.50	6.50	
2	0810	CONCRETE A	0 100	7	8	56.00	SF	6.50	6.50	
3	0810	CONCRETE A	0 100	19	8	152.00	SF	6.50	6.50	
4	0940	SHEDS/PORT	0 100	16	14	224.00	SF	30.00	30.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100		R-2	75.00	100.00	75.00	FF

REVIEW DATE 05/29/2019 BY DJA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,641	97.4700	92.60	151,957	1961	1985	0	0	19.00	81.00

1 SINGLE FAM - 100% - 0

Heated Area: 1582

HX Base Yr

Diagram illustrating the layout and dimensions of the property lot. The lot is 50 feet wide and 41 feet deep. The lot is divided into three sections: BAS (1993) with an area of 1,582 sq ft, FCP (1993) with an area of 228 sq ft, and STP (1993) with an area of 18 sq ft. The total area is 1,828 sq ft.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024

MLU

TOTAL OB/XF 3,453													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100		R-2	75.00	100.00	75.00	FF		1.00	1.00

TOTAL OB/XF 3,453													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100		R-2	75.00	100.00	75.00	FF		1.00	1.00

Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	123,085		
TOTAL MARKET OB/XF VALUE	3,453		
TOTAL LAND VALUE - MARKET	165,000		
TOTAL MARKET VALUE	291,538		
SOH/AGL Deduction	219,339		
ASSESSED VALUE	72,199		
TOTAL EXEMPTION VALUE	57,199		
BASE TAXABLE VALUE	15,000		
TOTAL JUST VALUE	291,538		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	271,118		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091552	H/AC	3,000	11/12/2009
20062417	OTHER	1,800	10/26/2006
6264	REPAIR/RRF	4,000	11/15/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2268/1009	4/15/2019	WD U	I	I	11	100	
GRANTOR: WESLEY MARIE B							
GRANTEE: WESLEY MARIE B LIVI							
0243/0511	7/01/1977	WD U	I			5,700	
GRANTOR:							
GRANTEE:							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W50 S12 FCP=[YR=1993] S19 E12 N19 W12\$ E12 S19 E12 S10 E10 STP=[YR=1993] S3 E6 N3 W6\$ E16 N41\$.													

TOTAL OB/XF 3,453													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100		R-2	75.00	100.00	75.00	FF		1.00	1.00

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