BLK 231 TRACT A OF LOT 2
IN OR 1199/85 & OR 1982/938
CITY OF FDNA BEACH

FRANK DIANA L
420 S 12TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0231-02A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

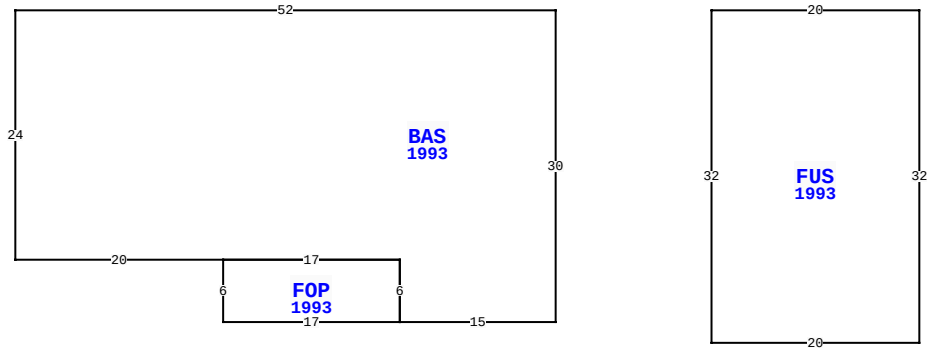
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,338	100	1,338	122,225
FOP	102	30	31	2,832
FUS	640	100	640	58,463
TOTALS	2,080		2,009	183,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,009	114.2000	108.49	217,956	1957	1990	0	0	0	15.80	84.20

1 SINGLE FAM – 100% - 2004 Heated Area: 1978 HX Base Yr 2004



420 S 12TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/12/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		183,519
TOTAL MARKET OB/XF VALUE		8,452
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		381,171
SOH/AGL Deduction		241,156
ASSESSED VALUE		140,015
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		40,015
TOTAL JUST VALUE		381,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071174	OTHER	1,200	06/25/2007
5801B	CARPORT	300	02/16/1990
4235	N/A	21,000	03/25/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1982/0938	5/27/2015	QC	U	I	11	100
GRANTOR: BASSO JOHN J						
GRANTEE: FRANK DIANA L						
1199/0085	12/31/2003	WD	Q	I		139,000
GRANTOR: ASHLEY MARK S & SANDY						
GRANTEE: BASSO JOHN J & DIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S24 E20 FOP=[YR=1993] S6 E17 N6 W17 $ E17 S6 E15 N30 $ PTR= E15 FUS=[YR=1993] E20 S32 W20 N32 $ W15 $.

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	0810	CONCRETE A	0	100	54	20	1,080.00	SF	6.50	6.50	100	2000	2000	3	79	5,546	
2	1243	WD DECK F	0	100	16	11	176.00	SF	8.00	8.00	100	2007	2007	3	31	436	
3	0820	WOOD WALK	0	100	0	0	260.00	SF	11.75	11.75	100	2000	2000	3	40	1,222	
4	1242	WD DECK A	0	100	4	6	24.00	SF	10.00	10.00	100	2000	2000	3	20	48	
5	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2000	2000	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 8,452

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	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 05/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 08/06/2024 BY SYS