

SHORES SHAD M
612 S 12TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0232-01B2



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		20	FACE BRICK 100		0100	01	1,578	111.4350	105.86	167,047	1955	1970	0	0	0	35.15	64.85	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2019													Heated Area: 1576		HX Base Yr 2019									
Roof Cover		03	COMP SHNGL 100		BAS 1993 SFR 1993														BUILDING MARKET VALUE		108,330								
Interior Wall		04	PLYWOOD 100																TOTAL MARKET OB/XF VALUE		1,456								
Interior Floo		12	HARDWOOD 100																TOTAL LAND VALUE - MARKET		220,000								
Air Condition		03	CENTRAL 100																TOTAL MARKET VALUE		329,786								
Heating Type		04	AIR DUCTED 100																SOH/AGL Deduction		184,409								
Bedrooms			3 100																ASSESSED VALUE		145,377								
Bathrooms			2 100																TOTAL EXEMPTION VALUE		HX HB		50,000						
Frame		02	WOOD FRAME 100																BASE TAXABLE VALUE		95,377								
Stories		1.	1. 100																TOTAL JUST VALUE		329,786								
Units			0 100																NCON VALUE		0								
BUD8 Adjustme		02	DIST FB 100		INCOME VALUE																								
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE		245,353																						
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	1,576	100	1,576	108,192																									
STR	15	10	2	137																									
TOTALS		1,591		1,578	108,330	612 S 12TH ST, FERNANDINA BEACH										BLD DATE				LGL DATE		04/12/2024		MLU					
EXTRA FEATURES					BLD DATE							LGL DATE																	
					XF DATE							LAND DATE																	
					INC DATE							AG DATE																	
L N	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	0940	SHEDS/POR	0 100	9 8	72.00	SF	30.00	30.00	100	2008	2008	3	35	756															
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1955	1955	3	20	700															
LAND DESCRIPTION										TOTAL OB/XF										1,456									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	220,000												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/06/2024 BY SYS																													